A Planning Application For:

405 ALBERTO WAY

LOS GATOS, CA 95032

VIEW FROM ALBERTO WAY, SEE A0.01

ARC TEC

ARCHITECTURAL TECHNOLOGIES

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Phoenix, AZ 85028
602.953.2355 t
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California

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PROJECT DESCRIPTION

THIS IS A NEW CAMPUS WITH A 2-STORY WARM SHELL OFFICE BUILDING WITH A 2-LEVEL PARKING STRUCTURE BELOW GRADE. SCOPE OF WORK SHALL INCLUDE THE CONSTRUCTION OF THE BUILDING SHELL AND CORE AS WELL AS SITE IMPROVEMENTS SUCH AS SIDEWALKS, CURB/GUTTER, BICYCLE RACKS, STREET TREES, ETC.

PROJECT TEAM

OWNER:	LP ACQUISITIONS, LLC ('LP') 535 Middlefield Road, Suite 190 Menlo Park, CA 94025 PHONE: 650.326.1600 CONTACT: Shane Arters EMAIL: shane@lambpartners.com	ARCHITECT:	ARC TEC INC. 99 Almaden Boulevard, Suite 840 San Jose, CA 95113 PHONE: 408.496.0676 CONTACT: John Duquette EMAIL: johnd@arctecinc.com
LANDSCAPE ARCHITECT:	KLA, INC. 151 N. Norlin Street Sonora, CA 95370 PHONE: 209.532.2856 CONTACT: Tom Holloway EMAIL: tom@knoxla.com	CIVIL ENGINEER:	KIER & WRIGHT 3350 Scott Blvd., Building 22 Santa Clara, CA 95054 PHONE: 408.727.6665 CONTACT: Mark Knudsen EMAIL: mknudsen@kierwright.com

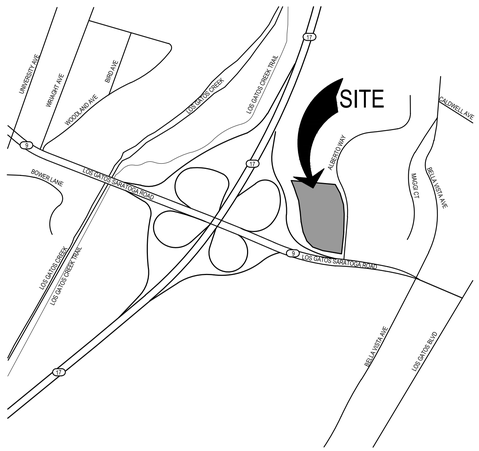
PROJECT DATA

OWNER NAME: LP ACQUISITIONS, LLC (LP)

PROJECT ADDRESS: 405 ALBERTO WAY
LOS GATOS, CA 95032

405 ALBERTO WAY		GARAGE	
BUILDING AREA:	83,000 S.F.	BUILDING AREA:	120,800 S.F.
NUMBER OF STORIES:	2	NUMBER OF STORIES:	2 (BELOW GRADE)
CONSTRUCTION TYPE:	III-B	CONSTRUCTION TYPE:	I-B
FIRE SPRINKLERS:	YES	FIRE SPRINKLERS:	YES
OCCUPANCY TYPE:	B	OCCUPANCY TYPE:	S-2

VICINITY MAP



APPLICABLE CODES

2013 CALIFORNIA BUILDING CODE (CCR TITLE 24, PART 2)
2013 CALIFORNIA ELECTRIC CODE (CCR TITLE 24, PART 3)
2013 CALIFORNIA MECHANICAL CODE (CCR TITLE 24, PART 4)
2013 CALIFORNIA PLUMBING CODE (CCR TITLE 24, PART 5)
2010 CALIFORNIA ENERGY CODE (CCR TITLE 24, PART 6)
2013 CALIFORNIA FIRE CODE (CCR TITLE 24, PART 9)
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CCR TITLE 24, PART 11)

ALL CODES ARE SUBJECT TO LOCAL GOVERNMENT AMENDMENTS PER CALIFORNIA BUILDING STANDARDS COMMISSION BULLETIN 10-03.

ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND THE TOWN OF LOS GATOS STANDARD DETAIL AND SPECIFICATION S107.

DRAWING INDEX AND ISSUE DATES

- ○ PRELIMINARY OR PRICING PLANS
- ● FIRST FORMAL SUBMITTAL OR NO CHANGES SINCE PREVIOUS ISSUE
- ✚ MODIFICATIONS SINCE PREVIOUS ISSUE

		ISSUE DATES AND DESCRIPTIONS						
		05.15.15 PRELIM. PLANNING SUBMITTAL	07.22.15 PLANNING DEPT SUBMITTAL	10.05.15 PLANNING DEPT RESUBMITTAL	02.05.16 PLANNING DEPT RESUBMITTAL	02.19.16 PLANNING DEPT RESUBMITTAL	02.01.17 PLANNING DEPT RESUBMITTAL	03.08.17 PLANNING DEPT RESUBMITTAL
	COVER SHEET		●	●	●	●	●	●
	ARCHITECTURAL							
A0.01	EXTERIOR RENDERINGS						✚	✚
A0.02	EXTERIOR RENDERINGS						✚	✚
A1.00	EXISTING AND PROPOSED REDESIGN SITE PLAN						✚	✚
A1.01	SITE PLAN	●	●	●	●	●	✚	✚
A1.02	SITE AND EXTERIOR DETAILS			●	●	●	✚	✚
A1.11	SITE CONTEXT PHOTOS				●	●	✚	✚
A1.12	SHADOW STUDIES						✚	✚
A2.11	FIRST FLOOR PLAN		●	●	●	●	✚	✚
A2.12	SECOND FLOOR PLAN		●	●	●	●	✚	✚
A2.31	ROOF PLAN		●	●	●	●	✚	✚
A3.01	EXTERIOR ELEVATIONS		●	●	●	●	✚	✚
A3.02	RENDERED EXTERIOR ELEVATIONS		●	●	●	●	✚	✚
A3.03	PREVIOUS EXTERIOR ELEVATION DESIGN COMPARISON						✚	✚
A4.01	SITE CONTEXT SECTIONS				●	●	●	●
A4.02	SITE CONTEXT SECTIONS				●	●	●	●
AP2.11	PARKING LEVEL -1	●	●	●	●	●	●	●
AP2.12	PARKING LEVEL -2	●	●	●	●	●	●	●

DRAWING INDEX AND ISSUE DATES

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	LANDSCAPE							
L0.1	PRELIMINARY LANDSCAPE PLAN			●	●	●	✚	✚
L0.2	ENLARGEMENT PLAN			●	●	●	✚	✚
L0.3	SITE SECTIONS			●	●	●	✚	✚
L0.3a	SITE SECTIONS				●	●	✚	✚
L0.4	PAVING MATERIALS				●	●	✚	✚
L0.5	LOW LEVEL LANDSCAPE MOOD LIGHTING						✚	✚
L0.6	PRELIMINARY LANDSCAPE PLAN		●	●	●	●	✚	✚
L0.6a	PLANT IMAGES		●	●	●	●	✚	✚
L0.7	EXISTING TREE PLAN		●	●	●	●	✚	✚
L0.8	PRELIMINARY IRRIGATION PLAN		●	●	●	●	✚	✚
	CIVIL							
C1.0	TOPOGRAPHIC AND BOUNDARY SURVEY	●	●	●	●	●	●	●
C2.0	PRELIMINARY GRADING DRAINAGE AND UTILITY PLAN	●	●	●	●	●	●	●
C3.0	PRELIMINARY STORMWATER MANAGEMENT CALCULATION AND NOTES	●	●	●	●	●	●	●
C3.1	PRELIMINARY DETAILS						✚	✚
C4.0	PRELIMINARY EROSION CONTROL PLAN	●	●	●	●	●	✚	✚
C4.1	PRELIMINARY EROSION CONTROL NOTES & DETAILS						✚	✚
C5.0	PRELIMINARY EXCAVATION PLAN				●	●	✚	✚

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PROJECT NUMBER: 153948

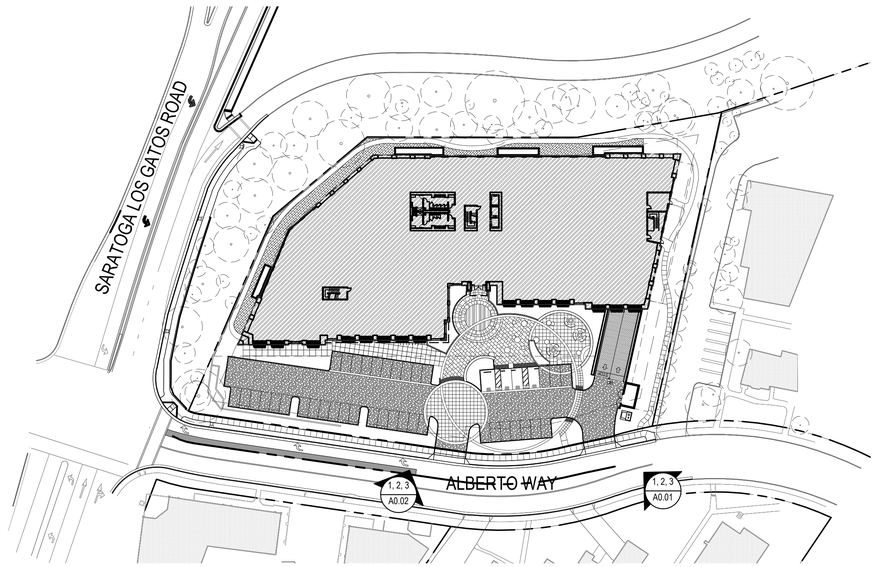
DATE: 3/9/17 PRINTED BY: Paul Crotty PAGESETUP: DWG TO PDF PEN SETTING: ARCTEC.ctb
PATH: P:\2015 JOBS\153948-401-409 ALBERTO WAY\01-PLANNING APPLICATION\2017-TBD-5TH PA SUBMITTAL\153948-A0000.DWG

3 **VIEW FROM NORTH EAST OF SITE - TREES SCREENED**

SCALE: N.T.S.

1 **VIEW FROM NORTH EAST OF SITE - TREES AT INITIAL BUILD-OUT**

SCALE: N.T.S.



4 **REFERENCE SITE PLAN**

SCALE: 1" = 60'-0"

NORTH

2 **VIEW FROM NORTH EAST OF SITE - TREES AT FIVE-YEAR GROWTH**

SCALE: N.T.S.

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03.09.17	PLANNING RESUBMITTAL

EXTERIOR RENDERINGS

A0.01

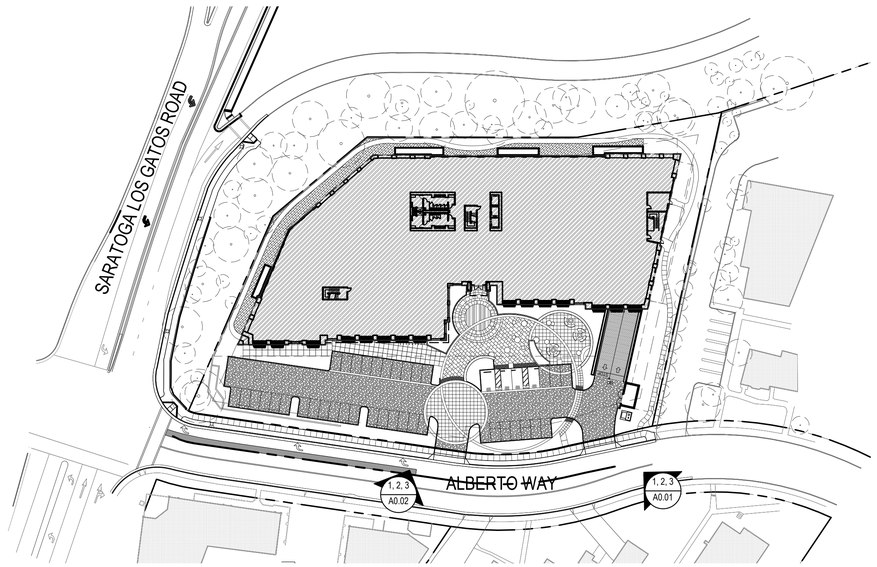
PROJECT NO: 153948

3 VIEW FROM EAST OF SITE - TREES SCREENED

SCALE: N.T.S.

1 VIEW FROM EAST OF SITE - TREES AT INITIAL BUILD-OUT

SCALE: N.T.S.



4 REFERENCE SITE PLAN

SCALE: 1" = 60'-0"

NORTH

2 VIEW FROM EAST OF SITE - TREES AT FIVE-YEAR GROWTH

SCALE: N.T.S.

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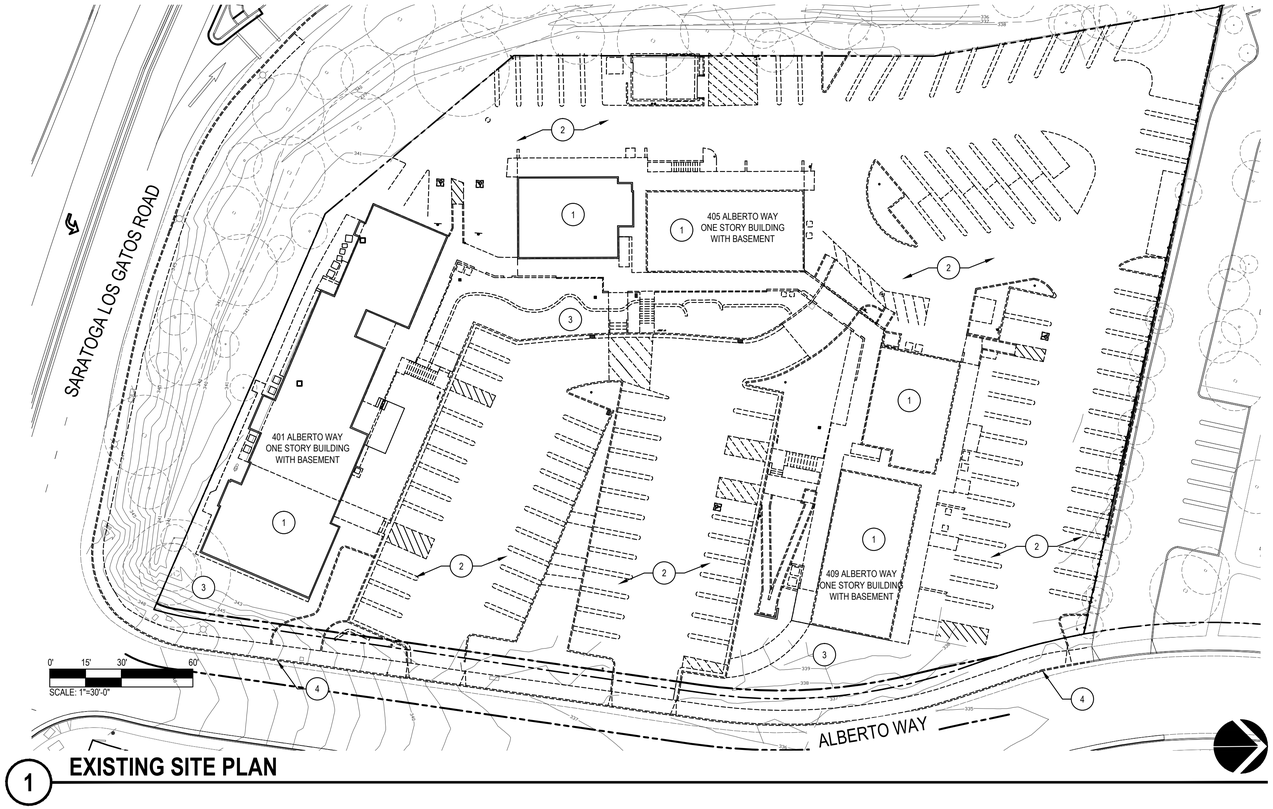
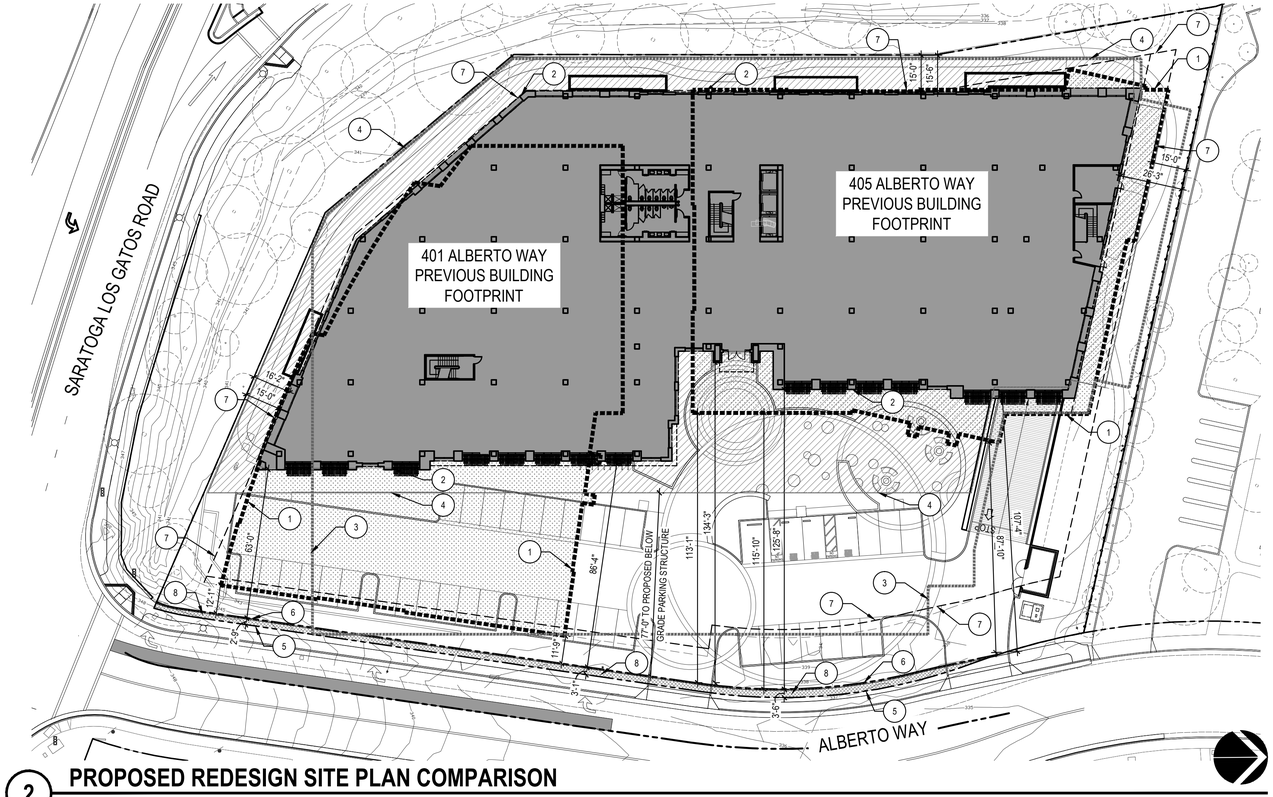
EXTERIOR RENDERINGS

A0.02

PROJECT NO: 153948



1 **EXISTING SITE PLAN**



2 **PROPOSED REDESIGN SITE PLAN COMPARISON**

KEYNOTES - DEMOLITION

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

1. EXISTING BUILDING TO BE REMOVED
2. EXISTING PAVING AND STRIPING TO BE REMOVED
3. EXISTING LANDSCAPE TO BE REMOVED
4. EXISTING CURB AND SIDEWALK TO BE REMOVED FOR BIKE LANE ADDITION

PROJECT DATA COMPARISON

ASSESSOR'S PARCEL NO.:	APN 529-23-018
ZONING:	CH - RESTRICTED COMMERCIAL HIGHWAY
SITE AREA:	93,573 S.F. / 2.15 ACRES

PREVIOUS DESIGN

BUILDING '401' FOOTPRINT:	22,500 S.F.
BUILDING '405' FOOTPRINT:	23,900 S.F.
TOTAL BUILDING FOOTPRINT AREA:	46,400 S.F.
SITE COVERAGE:	46,400 S.F. / 93,573 S.F. = 49.6%
BUILDING '401' AREA:	
FLOOR 1	22,500 S.F.
FLOOR 2	21,915 S.F.
TOTAL AREA	44,415 S.F.
BUILDING '405' AREA:	
FLOOR 1	23,900 S.F.
FLOOR 2	23,650 S.F.
TOTAL AREA	47,550 S.F.
TOTAL BUILDING AREA:	91,965 S.F.
FLOOR AREA RATIO (FAR)	91,965 S.F. / 93,573 S.F. = 98%
PARKING PROVIDED - GRADE LEVEL	7 SPACES
PARKING PROVIDED - UNDERGROUND PARKING	383 SPACES
TOTAL PARKING PROVIDED	390 SPACES

PROPOSED DESIGN

BUILDING FOOTPRINT AREA:	42,400 S.F.
SITE COVERAGE:	42,400 S.F. / 93,573 S.F. = 45.3%
FIRST FLOOR AREA	42,400 S.F.
SECOND FLOOR AREA	40,600 S.F.
TOTAL BUILDING AREA:	83,000 S.F.
FLOOR AREA RATIO (FAR)	83,000 S.F. / 93,573 S.F. = 89%
PARKING PROVIDED - GRADE LEVEL	42 SPACES
PARKING PROVIDED - UNDERGROUND PARKING	290 SPACES
TOTAL PARKING PROVIDED	332 SPACES

DESIGN COMPARISON

BUILDING FOOTPRINT DELTA (42,400 S.F. - 46,400 S.F.)	-4,000 S.F.
TOTAL BUILDING AREA DELTA (83,000 S.F. - 91,965 S.F.)	-8,965 S.F.
FAR COMPARISON (89%-98%)	-9%
PARKING PROVIDED-GRADE LEVEL DELTA (42-7 SPACES)	+35 SPACES
PARKING PROVIDED-UNDERGROUND PARKING DELTA (290-383 SPACES)	-93 SPACES
TOTAL PARKING PROVIDED (332-390 SPACES)	-58 SPACES

KEYNOTES - PREVIOUS DESIGN

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

1. PREVIOUS DESIGN BUILDING FOOTPRINT
2. PROPOSED DESIGN BUILDING FOOTPRINT SHOWN SHADED
3. PREVIOUS DESIGN PARKING GARAGE FOOTPRINT BELOW GRADE
4. PROPOSED DESIGN PARKING GARAGE FOOTPRINT BELOW GRADE SHOWN SHADED
5. LOCATION OF EXISTING PROPERTY LINE TO BE REMOVED
6. LOCATION OF PROPOSED PROPERTY LINE
7. REQUIRED BUILDING SETBACK (25'-0" FRONT REQUIRED SETBACK FOR PROPERTIES ADJACENT TO RESIDENTIAL SITES AND 15'-0" FRONT REQUIRED SETBACK FOR PROPERTIES ADJACENT TO COMMERCIAL; 15'-0" REQUIRED SIDE AND REAR SETBACK)
8. PROPOSED DEDICATION TO TOWN FOR ROAD WIDENING

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EXISTING AND PROPOSED REDESIGN SITE PLAN

A1.00

PROJECT NO: 153948

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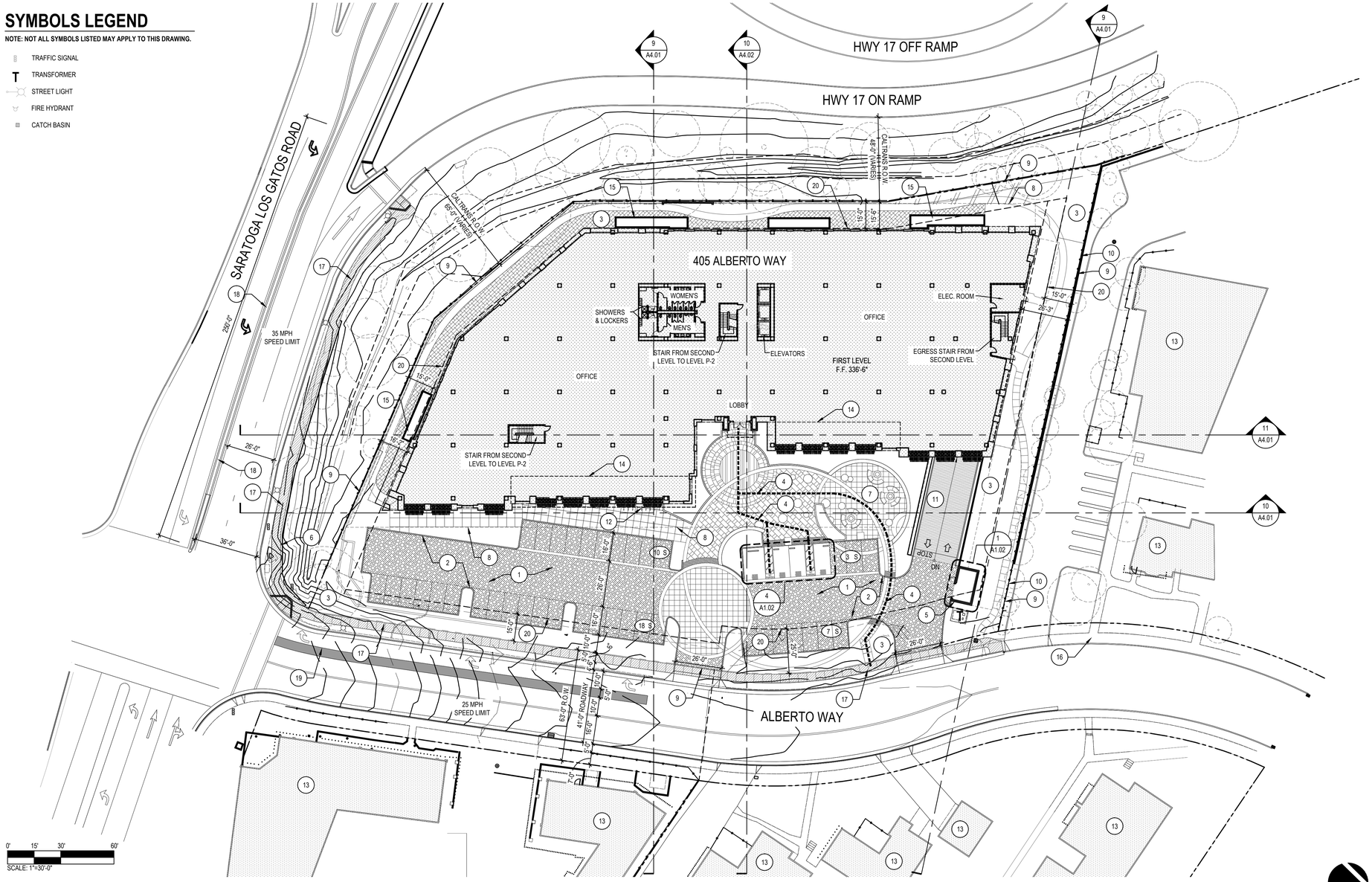
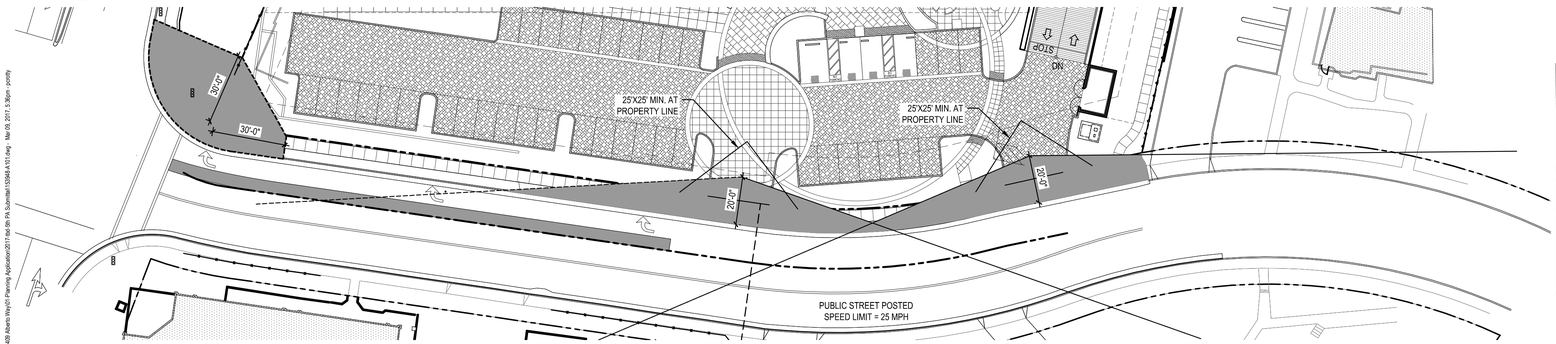
SYMBOLS LEGEND

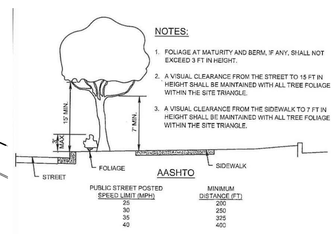
NOTE: NOT ALL SYMBOLS LISTED MAY APPLY TO THIS DRAWING.

- TRAFFIC SIGNAL
- T TRANSFORMER
- STREET LIGHT
- FIRE HYDRANT
- CATCH BASIN



1 SITE PLAN





2 DRIVEWAY AND CORNER SITE TRIANGLES PER AASHTO STANDARDS (AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS)

PROJECT DATA

ASSESSOR'S PARCEL NO.:	APN 529-23-018
ZONING:	CH - RESTRICTED COMMERCIAL HIGHWAY
SITE AREA:	93,573 S.F. / 2.15 ACRES
BUILDING FOOTPRINT AREA:	42,400 S.F.
SITE COVERAGE:	42,400 S.F. / 93,573 S.F. = 45.3%
FIRST FLOOR AREA	42,400 S.F.
SECOND FLOOR AREA	40,600 S.F.
TOTAL BUILDING AREA:	83,000 S.F.
FLOOR AREA RATIO (FAR)	83,000 S.F. / 93,573 S.F. = 89%

PARKING ANALYSIS

TOTAL PARKING REQUIRED PER LOS GATOS MUNICIPAL CODE CHAPTER 29 - ARTICLE I, DIVISION 4

GROSS AREA IS DEFINED AS THE TOTAL HORIZONTAL FLOOR AREA IN SQUARE FEET OF ALL STORIES OF ALL BUILDINGS MEASURED TO THE OUTSIDE SURFACE OF EXTERIOR WALLS. STAIRWAYS AND ELEVATOR SHAFTS SHALL BE INCLUDED ON ALL FLOORS

PARKING REQUIRED (SEC. 29.10.145)	
83,000 / 250 =	332 SPACES
PARKING PROVIDED - GRADE LEVEL	
STANDARD PARKING PROVIDED	38 SPACES
ACCESSIBLE PARKING PROVIDED	3 SPACES
VAN ACCESSIBLE PARKING PROVIDED	1 SPACES
PARKING PROVIDED - PARKING LEVEL P-1	
STANDARD PARKING PROVIDED	146 SPACES
ACCESSIBLE PARKING PROVIDED	3 SPACES
VAN ACCESSIBLE PARKING PROVIDED	1 SPACES
PARKING PROVIDED - PARKING LEVEL P-2	
STANDARD PARKING PROVIDED	140 SPACES
TOTAL PARKING PROVIDED	**332 SPACES**

AUTOMOBILE PARKING STALL DIMENSIONS (TABLE 3-2)

STALL TYPE	WIDTH	DEPTH	COMPLIANT
UNISTALL	8'-6"	18'-0"	YES

REQUIRED NUMBER OF ACCESSIBLE PARKING STALLS (CBC TABLE 11B-208.2)

TOTAL PARKING SPACES	MINIMUM REQUIRED	COMPLIANT
301-400	8	YES

REQUIRED NUMBER OF LOW-EMITTING, FUEL-EFFICIENT AND CARPOOL/VAN PARKING STALLS (CALGREEN TABLE 5.106.5.2)

TOTAL PARKING SPACES	MINIMUM REQUIRED	COMPLIANT
201 AND OVER	8% OF TOTAL = 27	YES

TOTAL BICYCLE PARKING REQUIRED PER CALGREEN SECTION 5.106.4

SHORT-TERM BICYCLE PARKING*	
REQUIRED: 5% OF 332 PARKING SPACES = 16.6	17 SPACES
PROVIDED:	18 SPACES
LONG-TERM BICYCLE PARKING**	
REQUIRED: 5% OF 332 PARKING SPACES = 16.6	17 SPACES
PROVIDED:	18 SPACES

* SHORT TERM BICYCLE PARKING TO BE PERMANENTLY ANCHORED WITHIN 200 FEET OF THE VISITOR'S ENTRANCE
**LONG TERM BICYCLE PARKING TO BE COVERED AND LOCKABLE WITH PERMANENTLY ANCHORED RACKS FOR BICYCLES

KEYNOTES

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

1. PAVED PARKING AND DRIVES, REFER TO CIVIL AND LANDSCAPE DRAWINGS
2. 6" CURB, TYP.
3. LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
4. ACCESSIBLE PATH OF TRAVEL SHOWN DASHED
5. TRASH ENCLOSURE PER LOS GATOS ZONING CODE SEC. 29.10.09010
6. RETAINING WALL
7. AMENITY SPACE
8. LINE OF PARKING GARAGE BELOW SHOWN DASHED
9. PROPERTY LINE SHOWN DASHED
10. EXISTING 6'-0" CMU WALL AT EDGE OF PROPERTY TO REMAIN
11. RAMP TO PARKING LEVEL P-1
12. SHORT TERM BICYCLE PARKING
13. NEIGHBORING BUILDING SHOWN SHADED
14. LINE OF BALCONY ABOVE
15. ROOF DRAIN AND OVERFLOW DISCHARGE TO PLANTER AT GROUND FLOOR FOR STORM WATER FILTRATION; REFER TO CIVIL DRAWINGS
16. EXISTING SIDEWALK
17. SIDEWALK (SHOWN SHADED) WITH 4'-0" LANDSCAPE BUFFER
18. RAISED MEDIAN
19. PROPOSED BIKE LANE
20. REQUIRED BUILDING SETBACK (25'-0" FRONT REQUIRED SETBACK FOR PROPERTIES ADJACENT TO RESIDENTIAL SITES AND 15'-0" FRONT REQUIRED SETBACK FOR PROPERTIES ADJACENT TO COMMERCIAL; 15'-0" REQUIRED SIDE AND REAR SETBACK)

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SITE PLAN

A1.01

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MATERIAL PALETTE

G1 GLAZING
MANUFACTURER: VIRACON
TYPE: LOW TINT
MULLIONS: BRONZE

P1 LIMESTONE FINISH TO MATCH
MANUFACTURER: DUNN EDWARDS
COLOR: DET600 DOLPHIN TALES

P2 PAINT OVER STUCCO FINISH
MANUFACTURER: DUNN EDWARDS
COLOR: DEC752 BIRCHWOOD

P3 PAINT OVER STUCCO FINISH
MANUFACTURER: DUNN EDWARDS
COLOR: DET692 KILN DRIED

P4 PAINT OVER STUCCO FINISH
MANUFACTURER: DUNN EDWARDS
COLOR: DET625 RECLAIMED WOOD

P5 PAINT OVER STUCCO FINISH
MANUFACTURER: DUNN EDWARDS
COLOR: DE6376 LOOKING GLASS

S1 LIMESTONE TILE
MANUFACTURER: ARIZONA TILE
TYPE: ROCAS AZUL
SIZE: 12"X24"

T1 CLAY ROOF TILE
MANUFACTURER: BORAL ROOFING
TYPE: 1-PIECE CLAYLITE
COLOR: MERLOT BLEND

REFER TO DETAIL 12/A3.01 FOR EXTERIOR WALL SCONCE DETAILS


G1 GLAZING

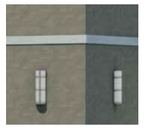

P1 LIMESTONE FINISH


P2 PAINT


P3 PAINT


P4 PAINT


P5 PAINT


S1 STONE TILE


T1 CLAY ROOF TILE


TRELLIS

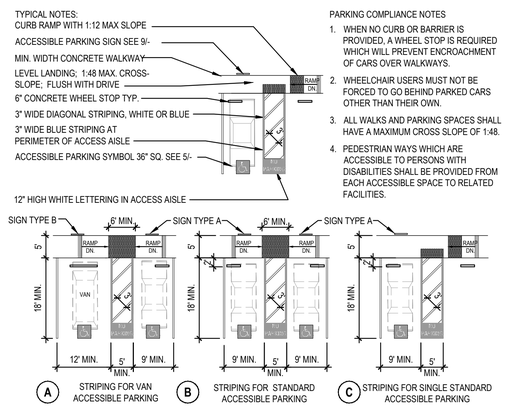

CORNICE

11 PROPOSED EXTERIOR MATERIAL PALETTE - SEE A3.02 FOR FURTHER INFORMATION

SCALE: N.T.S.

TYPICAL NOTES:
CURB RAMP WITH 1:12 MAX SLOPE
ACCESSIBLE PARKING SIGN SEE 9/-
MIN. WIDTH CONCRETE WALKWAY
LEVEL LANDING; 1:48 MAX. CROSS-SLOPE; FLUSH WITH DRIVE
6" CONCRETE WHEEL STOP TYP.
3" WIDE DIAGONAL STRIPING, WHITE OR BLUE
3" WIDE BLUE STRIPING AT PERIMETER OF ACCESS AISLE
ACCESSIBLE PARKING SYMBOL 36" SQ. SEE 5/-
12" HIGH WHITE LETTERING IN ACCESS AISLE

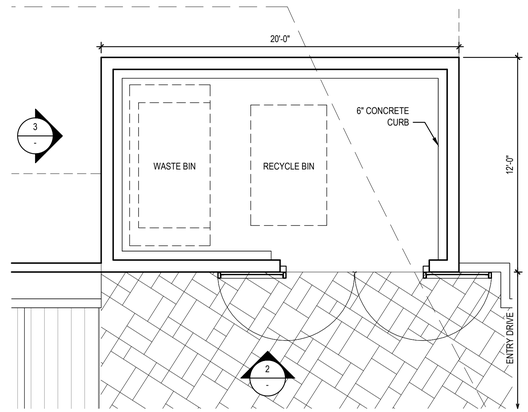
PARKING COMPLIANCE NOTES
1. WHEN NO CURB OR BARRIER IS PROVIDED, A WHEEL STOP IS REQUIRED WHICH WILL PREVENT ENCROACHMENT OF CARS OVER WALKWAYS.
2. WHEELCHAIR USERS MUST NOT BE FORCED TO GO BEHIND PARKED CARS OTHER THAN THEIR OWN.
3. ALL WALKS AND PARKING SPACES SHALL HAVE A MAXIMUM CROSS SLOPE OF 1:48.
4. PEDESTRIAN WAYS WHICH ARE ACCESSIBLE TO PERSONS WITH DISABILITIES SHALL BE PROVIDED FROM EACH ACCESSIBLE SPACE TO RELATED FACILITIES.



VAN PARKING SPACES SHALL BE PERMITTED TO BE 108 INCHES (9'-0") WIDE MINIMUM WHERE THE ACCESS AISLE IS 96" (8'-0") WIDE MINIMUM

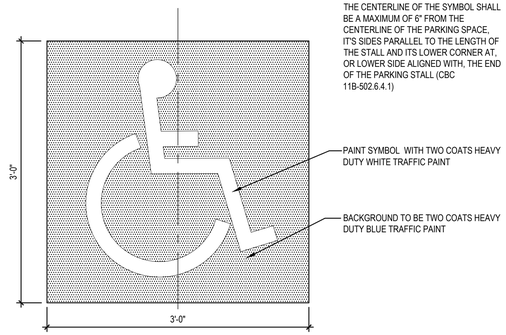
4 ACCESSIBLE PARKING SPACES

SCALE: 1/16"=1'-0"



1 TRASH ENCLOSURE

SCALE: 1/4" = 1'-0"



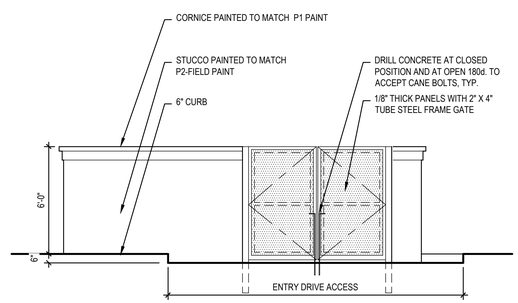
NOTE:
THE CENTERLINE OF THE SYMBOL SHALL BE A MAXIMUM OF 6" FROM THE CENTERLINE OF THE PARKING SPACE, IT'S SIDES PARALLEL TO THE LENGTH OF THE STALL AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING STALL (CBC 11B-502.6.4.1)

PAINT SYMBOL WITH TWO COATS HEAVY DUTY WHITE TRAFFIC PAINT

BACKGROUND TO BE TWO COATS HEAVY DUTY BLUE TRAFFIC PAINT

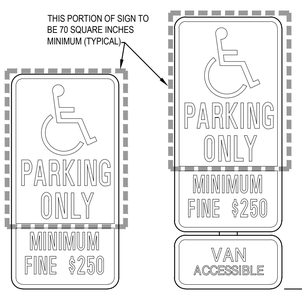
5 ACCESSIBILITY PARKING SYMBOL

SCALE: N.T.S.



2 TRASH ENCLOSURE - NORTH ELEVATION

SCALE: 1/4" = 1'-0"



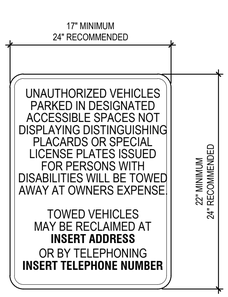
SIGN TYPE A:
ACCESSIBLE CAR PARKING SPACE IDENTIFICATION

SIGN TYPE B:
ACCESSIBLE VAN PARKING SPACE IDENTIFICATION

ACCESSIBLE PARKING IDENTIFICATION SIGNAGE
1. REFLECTORIZED SIGN SHALL BE CONSTRUCTED OF PORCELAIN STEEL WITH BEADED TEXT OR EQUAL
2. LETTERS AND SYMBOLS TO BE WHITE ON A DARK BLUE BACKGROUND
3. SIGN TO BE CENTERED AT THE INTERIOR END OF PARKING SPACE
4. CORNERS OF SIGN TO BE RADIUSED 1/2" MINIMUM.

BOTTOM OF SIGNAGE:
WHEN SIGN IS LOCATED IN A PATH OF TRAVEL, BOTTOM OF SIGN SHALL BE A MINIMUM OF 6'-8" ABOVE THE WALKING SURFACE.

WHEN LOCATED IN A LANDSCAPE AREA OR ON A WALL AT THE END OF THE SPACE, THE BOTTOM OF SIGN SHALL BE AT 5'-0" ABOVE ADJACENT GRADE

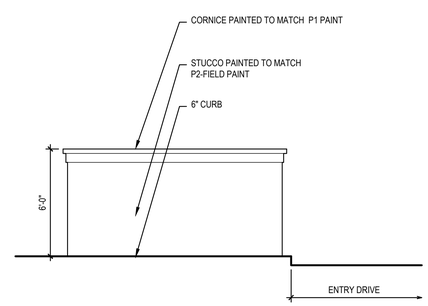


SIGN TYPE C:
UNAUTHORIZED VEHICLE WARNING SIGN

UNAUTHORIZED VEHICLE WARNING SIGNAGE
1A. MUST BE POSTED CONSPICUOUSLY AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR
1B. POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH ACCESSIBLE STALL OR SPACE.
2. THE PHONE NUMBER OR ADDRESS WHERE TOWED VEHICLES CAN BE RECLAIMED IS POSTED IN THE APPROPRIATE LOCATION ON THE SIGN AND IS A PERMANENT PART OF THE SIGN.
3. THE SIZE OF THE LETTERING IS A MINIMUM OF 1" IN HEIGHT.

9 ACCESSIBLE PARKING SIGNAGE & UNAUTHORIZED VEHICLE SIGNAGE

SCALE: 1 1/2"=1'-0"



3 TRASH ENCLOSURE - EAST ELEVATION

SCALE: 1/4" = 1'-0"

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In Association with:

A Planning Application for:
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LOS GATOS, CA 95032

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03.09.17	PLANNING RESUBMITTAL

SITE AND EXTERIOR DETAILS

A1.02

PROJECT NO: 153948

9

HIGHWAY 17 ON-RAMP

7

LOS GATOS LODGE

4

GRILL 57 RESTAURANT

1

LAS CASITAS TOWNHOUSE COMPLEX

10

SARATOGA LOS GATOS ROAD

8

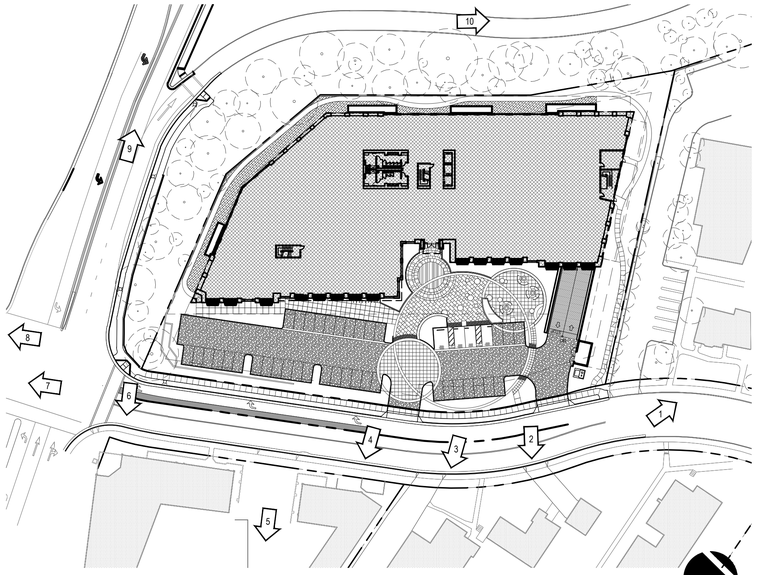
LOS GATOS LODGE

5

BEST WESTERN 2 STORY HOTEL WITH ELEVATED LOBBY

2

PUEBLO DE LOS GATOS 2 STORY TOWNHOUSE COMPLEX



3 **REFERENCE SITE PLAN**

SCALE: 1" = 60'-0" NORTH

6

SATELLITE HEALTHCARE COMMERCIAL BUILDING

3

PUEBLO DE LOS GATOS 3 STORY TOWNHOUSE COMPLEX

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SITE CONTEXT PHOTOS

A1.11

PROJECT NO: 153948

10 **AUTUMN 9 A.M.**
SCALE: N.T.S.

7 **WINTER 9 A.M.**
SCALE: N.T.S.

4 **SPRING 9 A.M.**
SCALE: N.T.S.

1 **SUMMER 9 A.M.**
SCALE: N.T.S.

11 **AUTUMN 12 P.M.**
SCALE: N.T.S.

8 **WINTER 12 P.M.**
SCALE: N.T.S.

5 **SPRING 12 P.M.**
SCALE: N.T.S.

2 **SUMMER 12 P.M.**
SCALE: N.T.S.

12 **AUTUMN 4 P.M.**
SCALE: N.T.S.

9 **WINTER 4 P.M.**
SCALE: N.T.S.

6 **SPRING 4 P.M.**
SCALE: N.T.S.

3 **SUMMER 4 P.M.**
SCALE: N.T.S.

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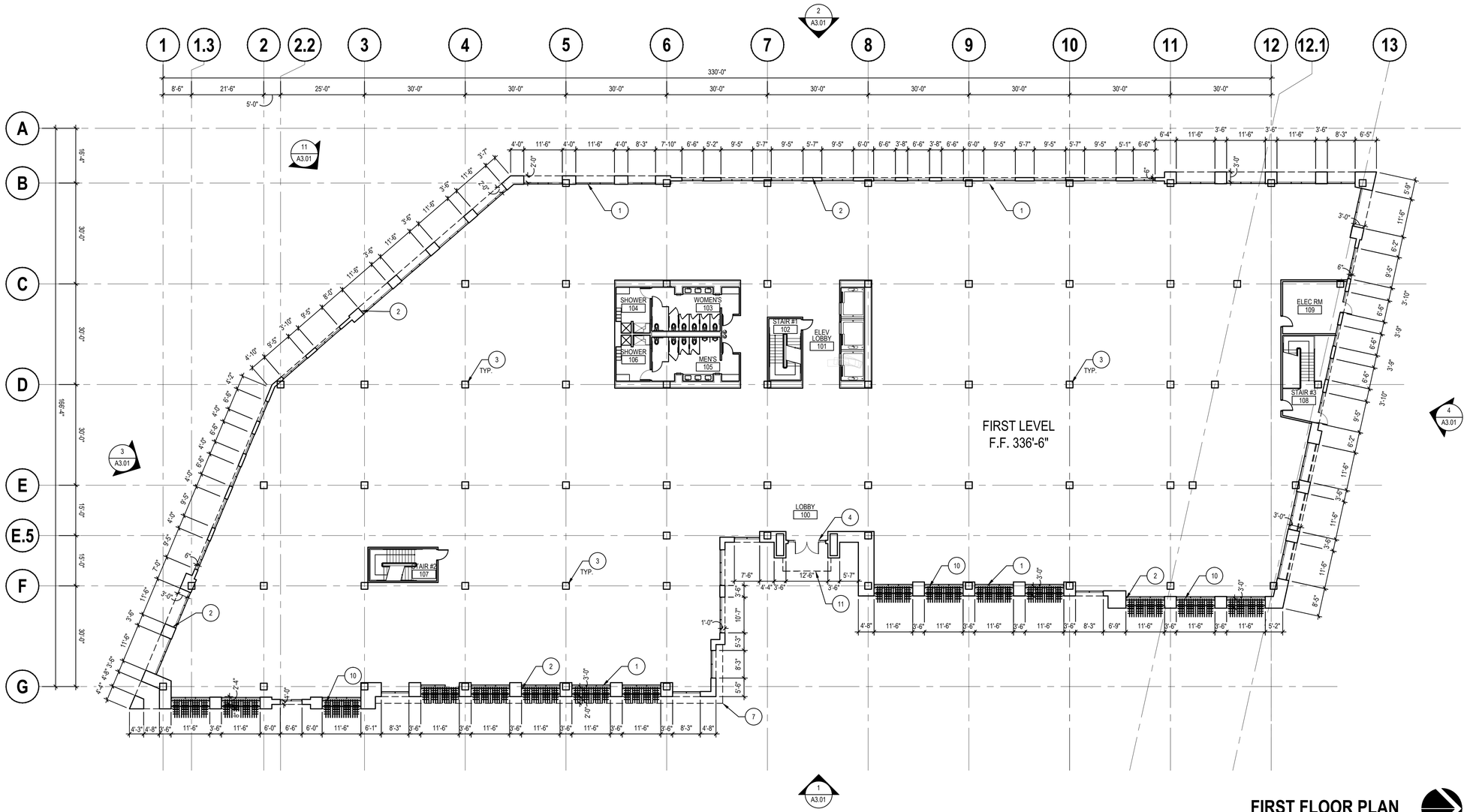
SHADOW STUDIES

A1.12
PROJECT NO: 153948



FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

KEY NOTES

NOT ALL KEYNOTES MAY APPLY

1. EXTERIOR GLAZING SYSTEM; SEE BUILDING ELEVATIONS FOR DETAILED DESCRIPTION
2. EXTERIOR WALL; SEE BUILDING ELEVATIONS FOR DETAILED DESCRIPTION
3. STRUCTURAL CONCRETE COLUMN
4. ENTRY DOORS
5. EDGE OF BALCONY AND WROUGHT IRON GUARDRAIL
6. EDGE OF BALCONY AND MANSARD ROOF
7. LINE OF MANSARD ROOF ABOVE
8. ROOF ACCESS LADDER
9. MECHANICAL SHAFT
10. TRELLIS ABOVE
11. LINES OF CANOPY ABOVE

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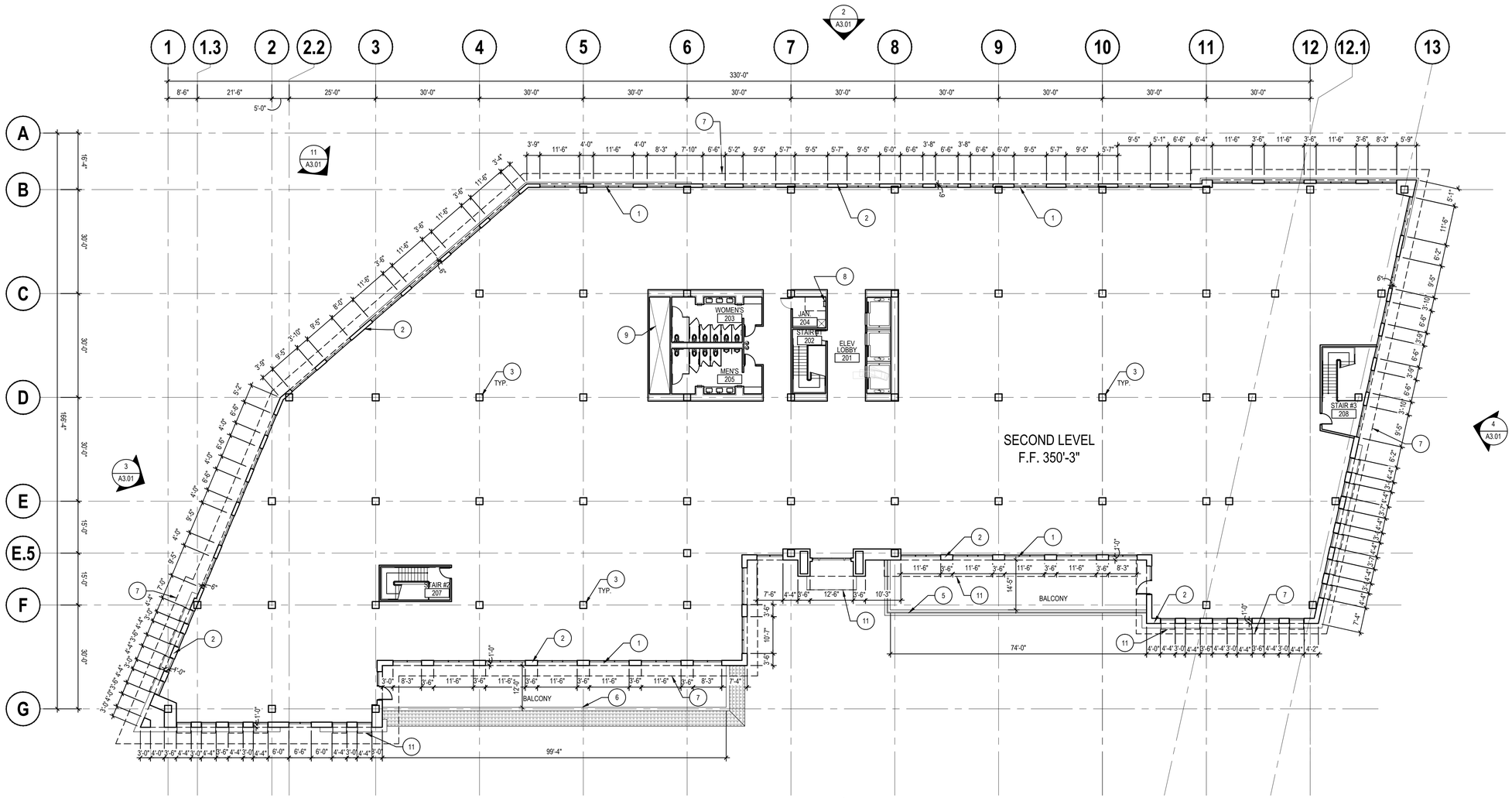
FIRST FLOOR PLAN

A2.11

PROJECT NO: 153948



SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

KEY NOTES

NOT ALL KEYNOTES MAY APPLY

1. EXTERIOR GLAZING SYSTEM; SEE BUILDING ELEVATIONS FOR DETAILED DESCRIPTION
2. EXTERIOR WALL; SEE BUILDING ELEVATIONS FOR DETAILED DESCRIPTION
3. STRUCTURAL CONCRETE COLUMN
4. ENTRY DOORS
5. EDGE OF BALCONY AND WROUGHT IRON GUARDRAIL
6. EDGE OF BALCONY AND MANSARD ROOF
7. LINE OF MANSARD ROOF ABOVE
8. ROOF ACCESS LADDER
9. MECHANICAL SHAFT
10. TRELLIS ABOVE
11. LINES OF CANOPY ABOVE

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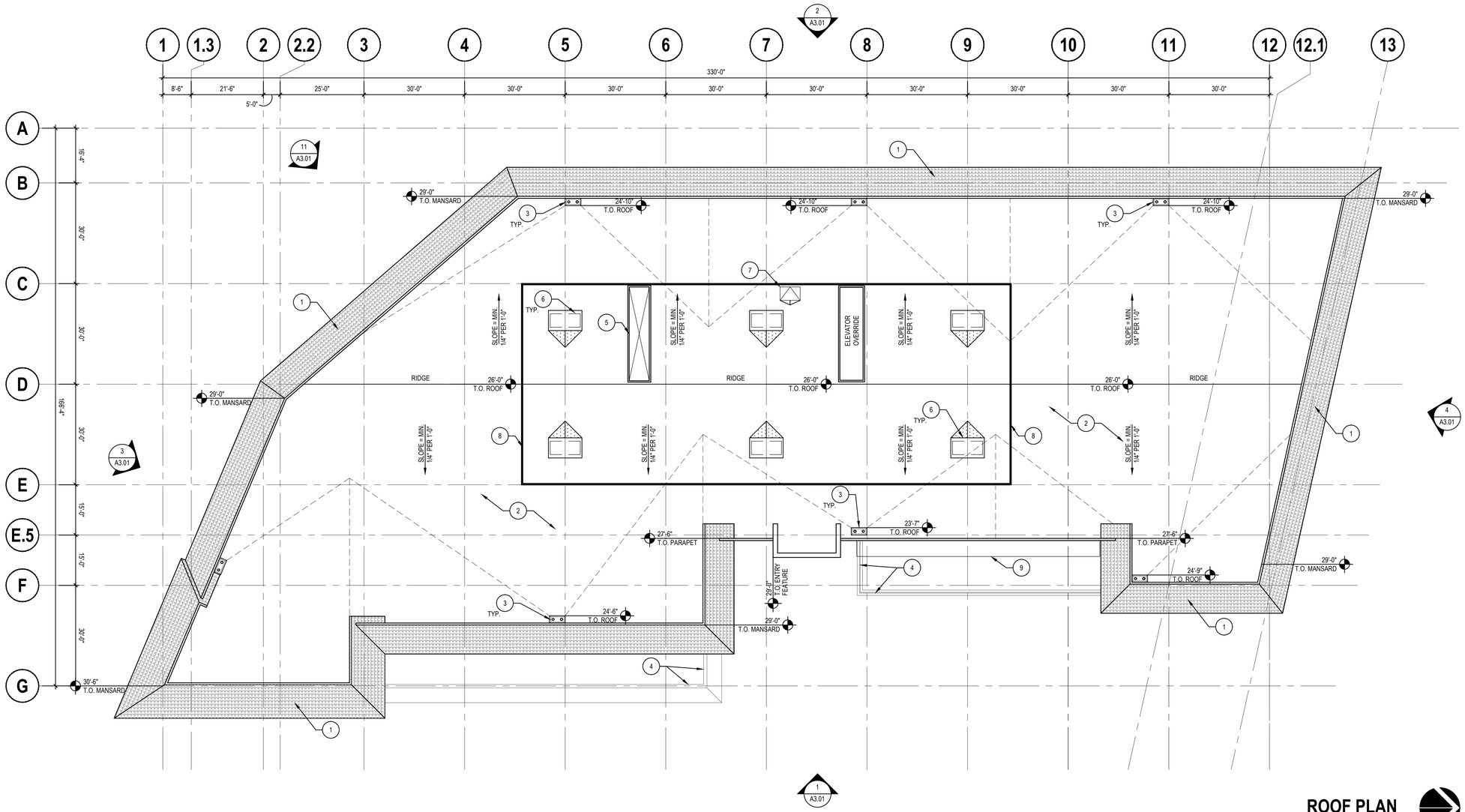
03.09.17	PLANNING RESUBMITTAL

SECOND FLOOR PLAN

A2.12

PROJECT NO: 153948



ROOF PLAN

SCALE: 1/16" = 1'-0"

KEY NOTES

NOT ALL KEYNOTES MAY APPLY

1. SLOPED MANSARD ROOF WITH CLAY TILE
2. ROOFING SYSTEM
3. ROOF DRAINS AND OVERFLOW DRAINS DISCHARGE TO RAISED PLANTER AT GROUND FLOOR FOR STORM WATER FILTRATION
4. EDGE OF BALCONY AT SECOND LEVEL
5. MECHANICAL DUCT DOG HOUSE
6. ROOF TOP UNITS ON WOOD PLATFORM; FINAL SIZE AND LOCATION TO BE DETERMINED
7. ROOF ACCESS LADDER HATCH
8. ROOF SCREEN
9. DARK BRONZE ALUMINUM CANOPY WITH 2" SQUARE BLADES

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ROOF PLAN

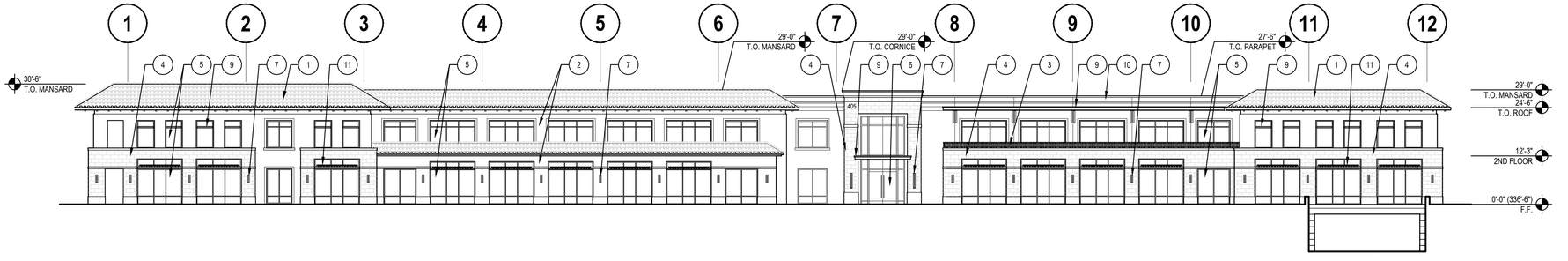
A2.31

PROJECT NO: 153948

KEY NOTES

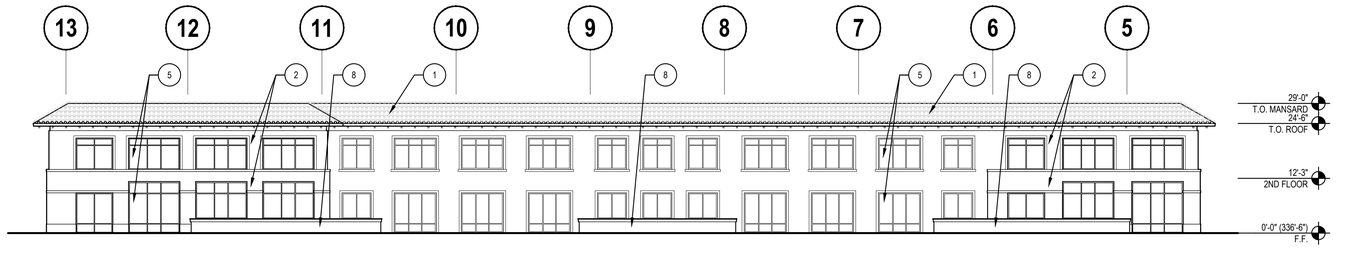
NOT ALL KEYNOTES MAY APPLY

1. CLAY TILE MANSARD ROOF
2. PAINTED STUCCO
3. WROUGHT IRON GUARD RAIL
4. LIMESTONE TILE
5. 1" INSULATED LOW E GLAZING SYSTEM WITH LOW-TINT GLASS IN BRONZE ANODIZED FRAMES WITH EXPRESSED MULLIONS
6. FRAMELESS DOOR/ENTRY
7. WALL MOUNTED SCONCE; SEE 12/- FOR SPECIFICATION
8. RAISED PLANTER
9. DARK BRONZE CANOPY WITH 2" SQUARE BLADES
10. LIMESTONE CORNICE
11. DARK BRONZE TRELLIS



EAST ELEVATION 1

SCALE: 1/16" = 1'-0"

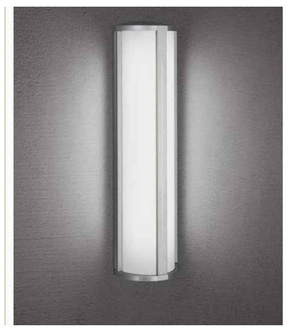


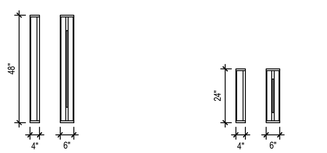
WEST ELEVATION 2

SCALE: 1/16" = 1'-0"

SOUTHWEST ELEVATION 11

SCALE: 1/16" = 1'-0"





MAIN ENTRY WALL SCONCE DIMENSIONS

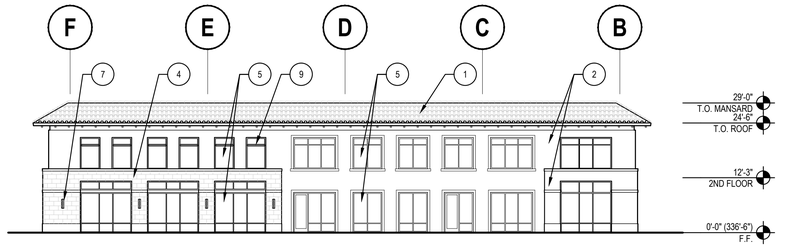
TYPICAL WALL SCONCE DIMENSIONS

OCL INTRUGUE ADA COMPLIANT EXTERIOR WALL SCONCE 12

SCALE: N.T.S.

SOUTH ELEVATION 3

SCALE: 1/16" = 1'-0"



NORTH ELEVATION 4

SCALE: 1/16" = 1'-0"

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03.09.17	PLANNING RESUBMITTAL

EXTERIOR ELEVATIONS

A3.01

PROJECT NO: 153948

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MATERIAL PALETTE

G1 GLAZING
MANUFACTURER: VIRACON
TYPE: LOW TINT
MULLIONS: BRONZE

P1 LIMESTONE FINISH TO MATCH
MANUFACTURER: DUNN EDWARDS
COLOR: DET600 DOLPHIN TALES

P2 PAINT OVER STUCCO FINISH
MANUFACTURER: DUNN EDWARDS
COLOR: DEC752 BIRCHWOOD

P3 PAINT OVER STUCCO FINISH
MANUFACTURER: DUNN EDWARDS
COLOR: DET692 KILN DRIED

P4 PAINT OVER STUCCO FINISH
MANUFACTURER: DUNN EDWARDS
COLOR: DET625 RECLAIMED WOOD

P5 PAINT OVER STUCCO FINISH
MANUFACTURER: DUNN EDWARDS
COLOR: DE6376 LOOKING GLASS

S1 LIMESTONE TILE
MANUFACTURER: ARIZONA TILE
TYPE: ROCAS AZUL
SIZE: 12"X24"

T1 CLAY ROOF TILE
MANUFACTURER: BORAL ROOFING
TYPE: 1-PIECE CLAYLITE
COLOR: MERLOT BLEND

EAST ELEVATION 1

SCALE: 1/16" = 1'-0"

WEST ELEVATION 2

SCALE: 1/16" = 1'-0"

SOUTHWEST ELEVATION 11

SCALE: 1/16" = 1'-0"

SOUTH ELEVATION 3

SCALE: 1/16" = 1'-0"

NORTH ELEVATION 4

SCALE: 1/16" = 1'-0"

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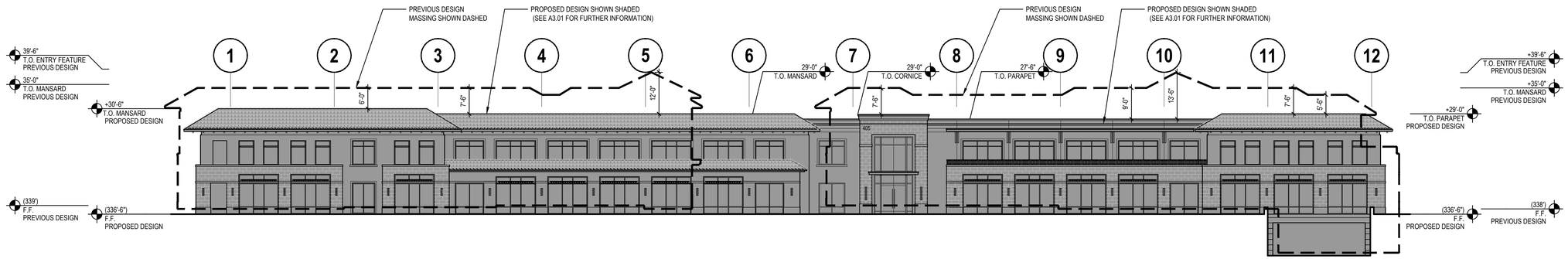
RENDERED EXTERIOR ELEVATIONS

A3.02

PROJECT NO: 153948



EAST ELEVATION 1

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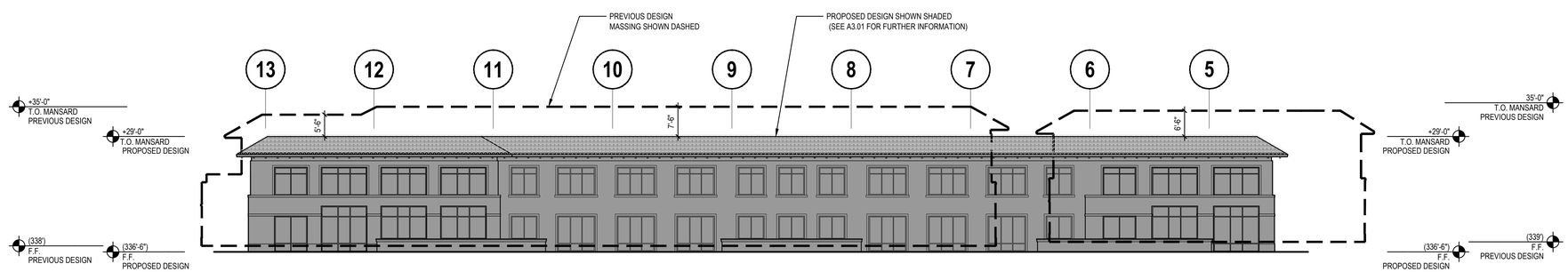
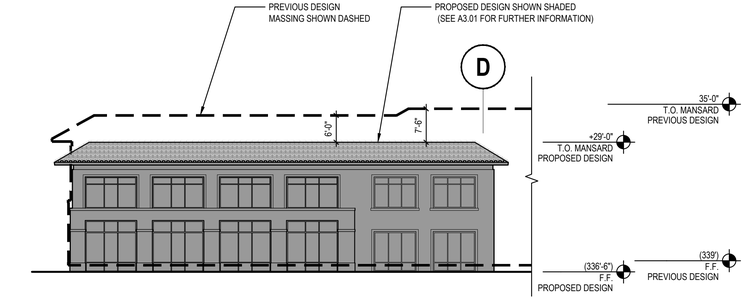


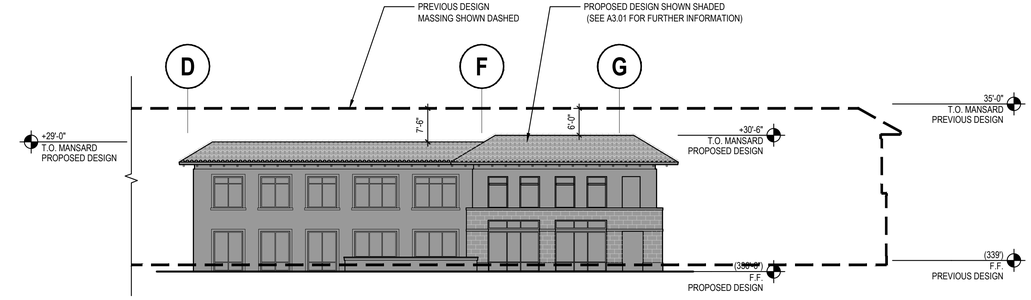
WEST ELEVATION 2

SCALE: 1/16" = 1'-0"



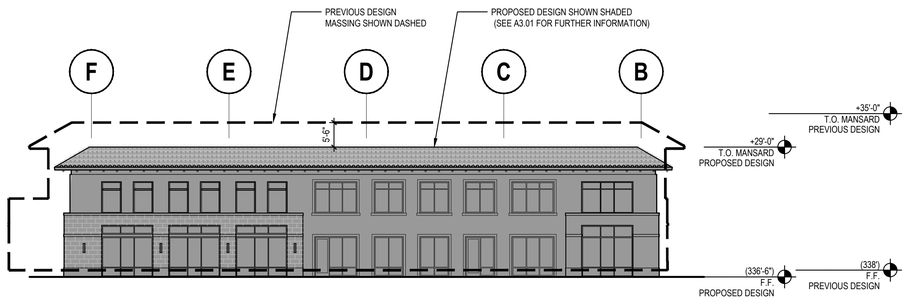
SOUTHWEST ELEVATION 11

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION 3

SCALE: 1/16" = 1'-0"



NORTH ELEVATION 4

SCALE: 1/16" = 1'-0"

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In Association with:

A Planning Application for:
405 ALBERTO WAY
LOS GATOS, CA 95032

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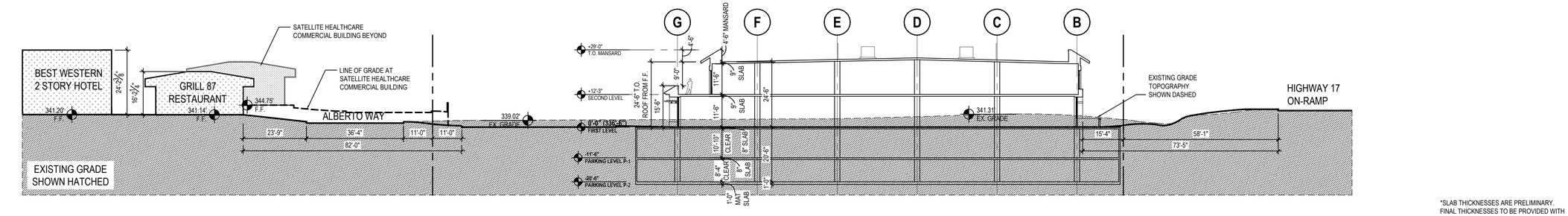
02.08.17	PLANNING RESUBMITTAL
03.09.17	PLANNING RESUBMITTAL

PREVIOUS EXTERIOR ELEVATION DESIGN COMPARISON

A3.03

PROJECT NO: 153948



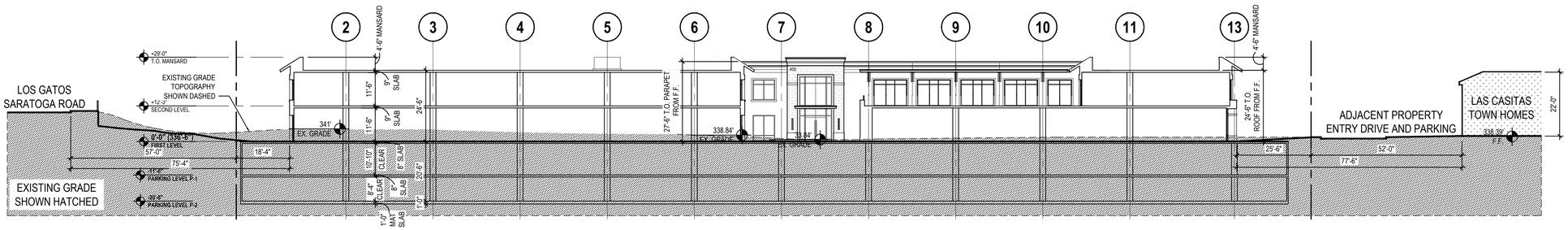
*SLAB THICKNESSES ARE PRELIMINARY.
FINAL THICKNESSES TO BE PROVIDED WITH
STRUCTURAL CONSTRUCTION DOCUMENTS

9 405 ALBERTO WAY SITE SECTION

SCALE: 1" = 20'-0"

10 405 ALBERTO WAY SITE ELEVATION

SCALE: 1" = 20'-0"



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11 405 ALBERTO WAY SITE SECTION

SCALE: 1" = 20'-0"

P:\2015 Jobs\153948 407-409 Alberto Way\01 Planning Application\2017 Set 4th PA Submittal\153948 A4.01.dwg Mar 08, 2017, 3:37pm, pcrosby

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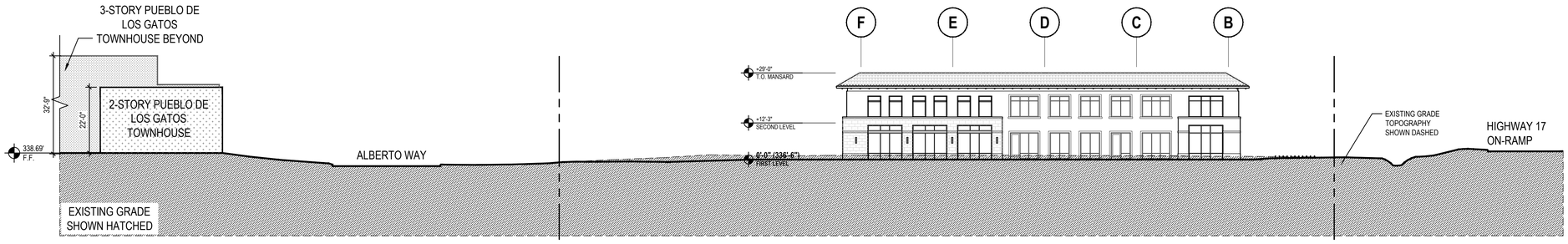
SITE CONTEXT SECTIONS

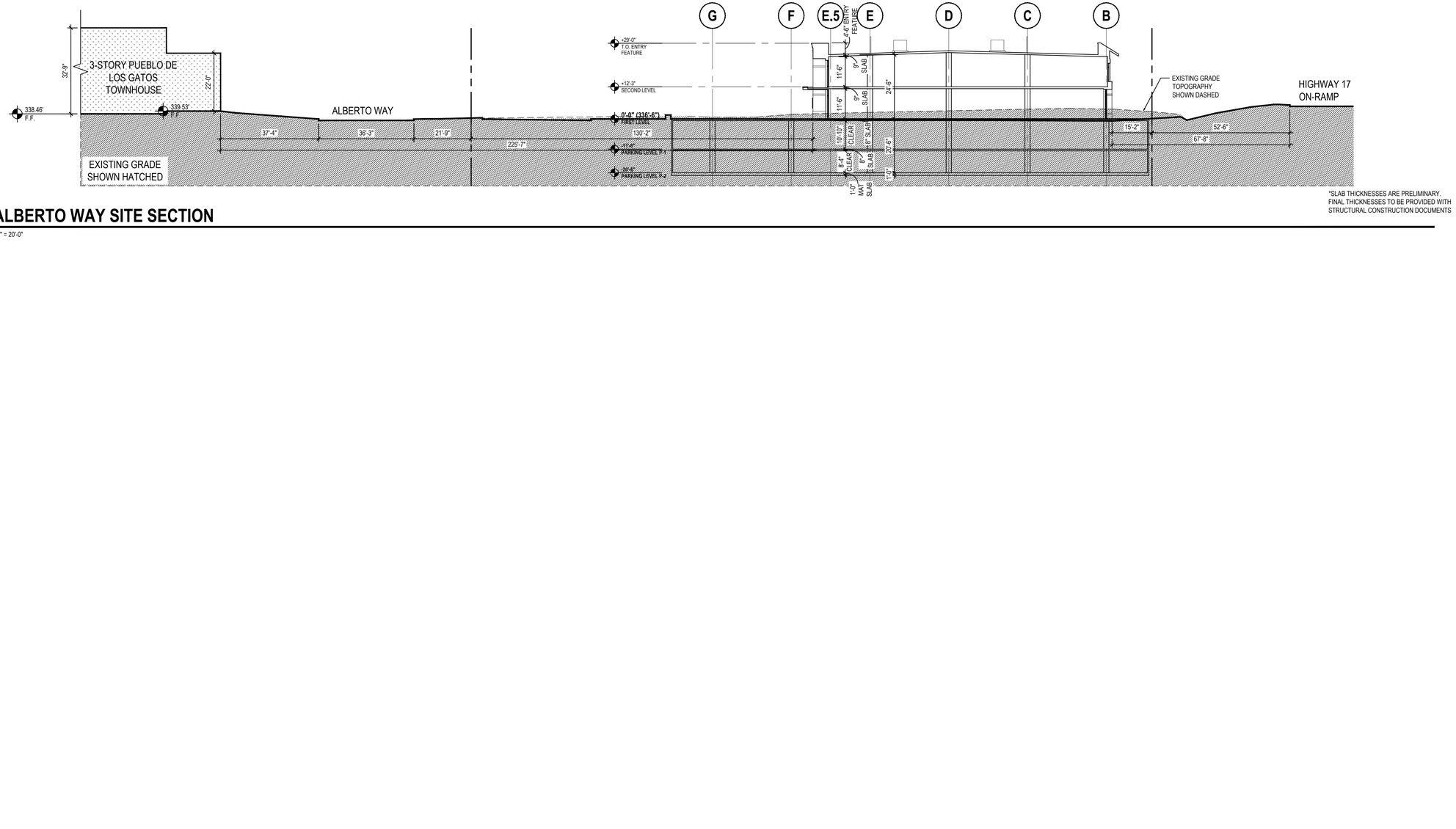
A4.01

PROJECT NO: 153948



9 405 ALBERTO WAY SITE ELEVATION

SCALE: 1" = 20'-0"



*SLAB THICKNESSES ARE PRELIMINARY. FINAL THICKNESSES TO BE PROVIDED WITH STRUCTURAL CONSTRUCTION DOCUMENTS

10 405 ALBERTO WAY SITE SECTION

SCALE: 1" = 20'-0"

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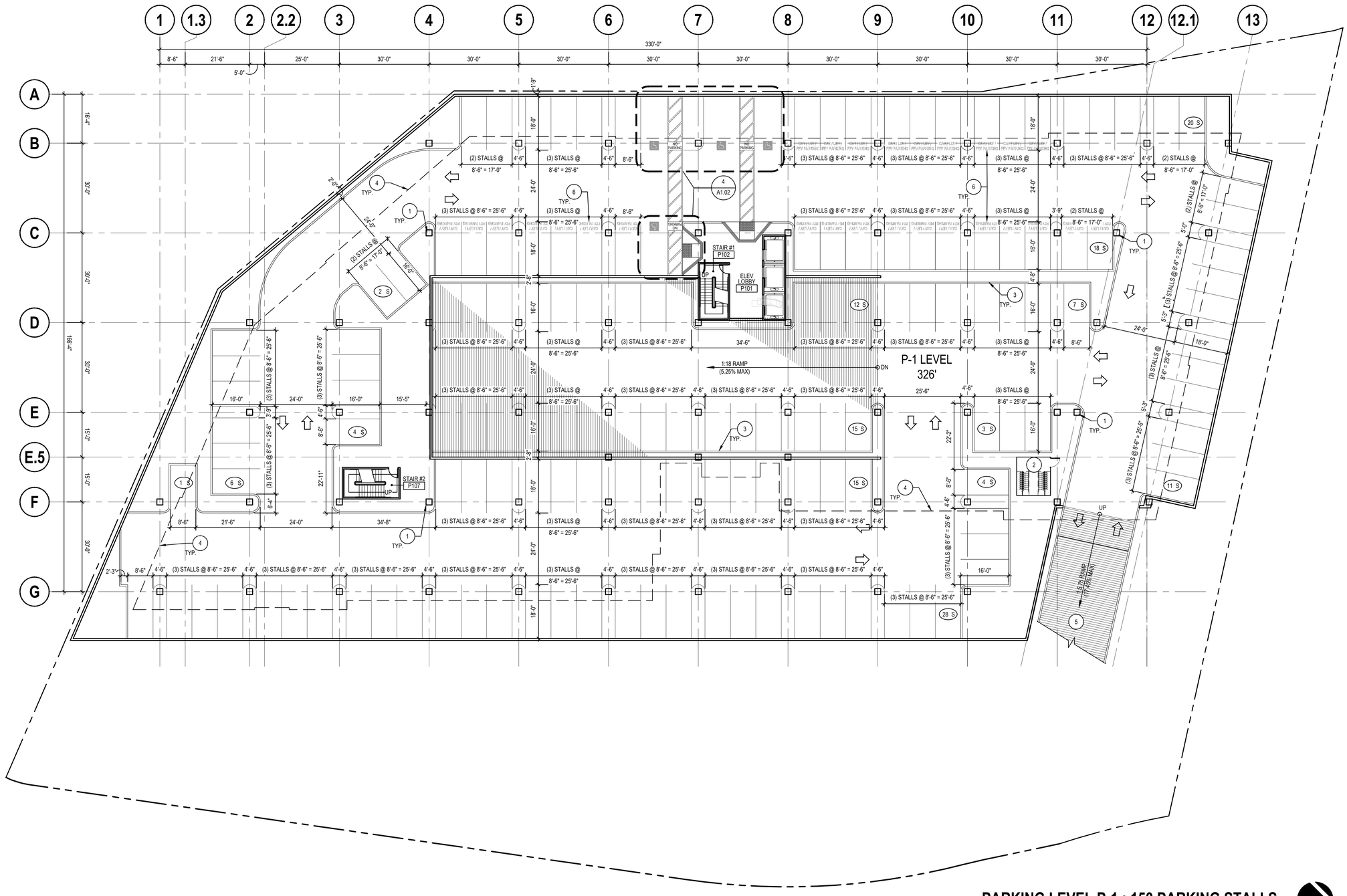
SITE CONTEXT SECTIONS

A4.02

PROJECT NO: 153948



PARKING LEVEL P-1 : 150 PARKING STALLS

SCALE: 1/16" = 1'-0"

KEY NOTES

NOT ALL KEYNOTES MAY APPLY

1. STRUCTURAL CONCRETE COLUMN
2. LONG TERM BICYCLE STORAGE
3. CONTINUOUS CURB WHEEL STOP; OPPOSING RANKS OF PARKING STALLS TO BE SEPARATED BY RAISED CURBED ISLAND
4. LINE OF BUILDING ABOVE SHOWN DASHED
5. RAMP TO SITE LEVEL PARKING
6. STALLS RESERVED FOR CAV/LEV/FEV PARKING

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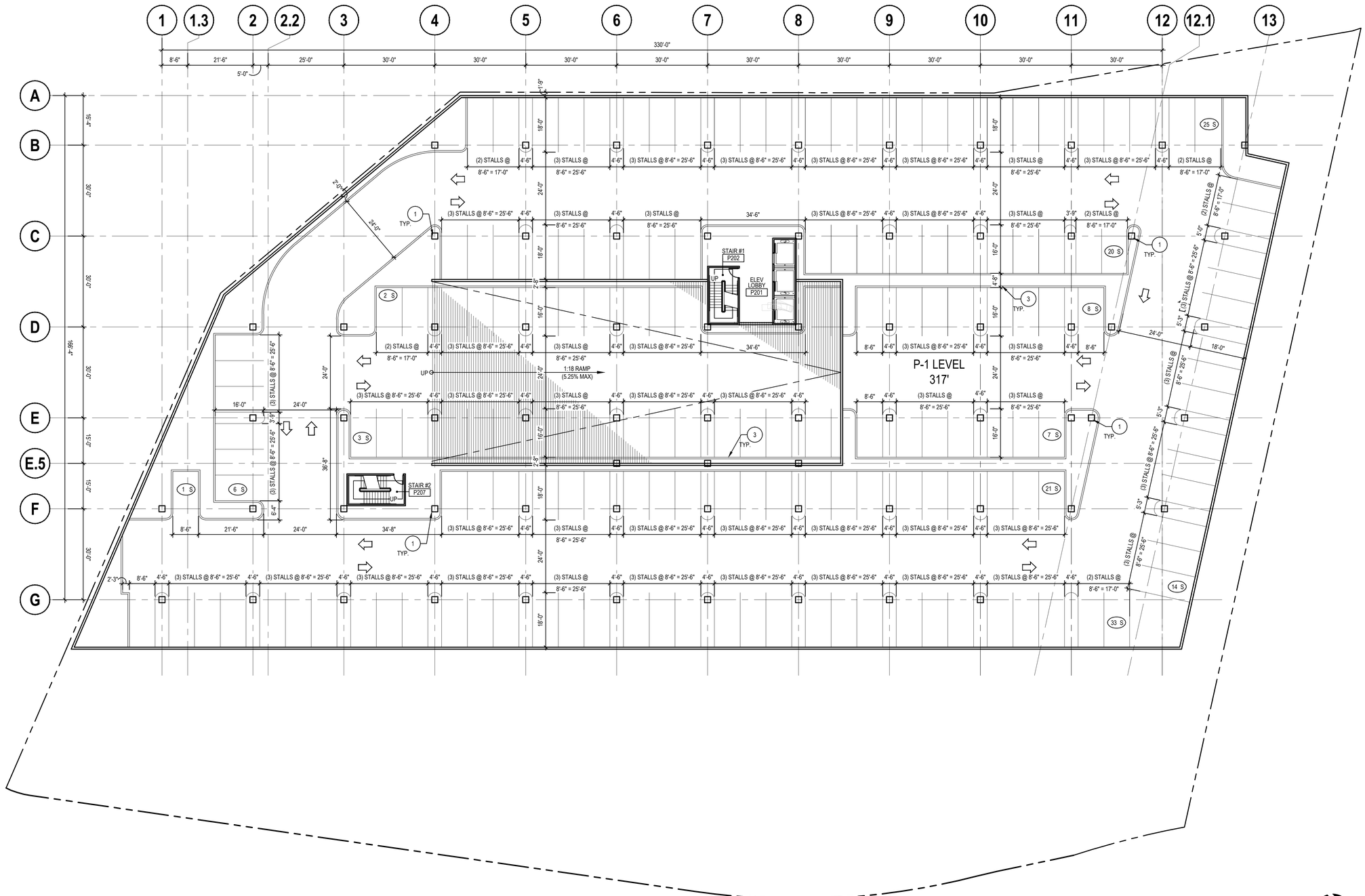
PARKING LEVEL P-1

AP2.11

PROJECT NO: 153948



PARKING LEVEL P-2 : 140 PARKING STALLS

SCALE: 1/16" = 1'-0"

KEY NOTES

NOT ALL KEYNOTES MAY APPLY

1. STRUCTURAL CONCRETE COLUMN
2. LONG TERM BICYCLE STORAGE
3. CONTINUOUS CURB WHEEL STOP; OPPOSING RANKS OF PARKING STALLS TO BE SEPARATED BY RAISED CURBED ISLAND
4. LINE OF BUILDING ABOVE SHOWN DASHED
5. RAMP TO SITE LEVEL PARKING
6. STALLS RESERVED FOR CAV/LEV/FEV PARKING

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PARKING LEVEL P-2

AP2.12

PROJECT NO: 153948

Highway 17 On-Ramp

DG path or enhanced garage decking around the building

Landscape planting over the garage structure below

Limit of garage below

New street frontage sidewalk

Retaining wall per Civil Engineer

New planting along each side of the new sidewalk

Los Gatos Saratoga Road

Existing to Remain

Existing to Remain

Enlargement - see Sheet L0.2

Special enhanced entry paving

Raised planter

Upright conifer trees at building entry

Enhanced patio paving

Small grouping of bamboo

Row of accent trees in tree grates

Limit of garage below

Bike racks for short term bike parking (18 spaces)

Raised planter

Circular concrete seating blocks

Raised planter to enclose the amenity space

Existing Drive Aisle

Existing trees in Cal Trans right of way to remain

Large evergreen trees - Live Oaks

Stormwater treatment

Limit of garage below

Row of large upright trees to create additional screening of the building from the residences to the north

DG path around the building

Landscape planting over the garage structure below

Concrete path to the electrical room door

Concrete path to the side door of the building

Bamboo in raised planter to enclose amenity patio and create buffer to garage ramp

Curved concrete wall that rises from seat wall height to fountain wall height

Seating areas with fire pits

Curved low fountain pool with cascading waterfall

Row of narrow upright evergreen screen trees

Row of accent trees in tree grates

Stormwater treatment

Trees, shrubs, and vines to screen the trash enclosure

Concrete path to the side door of the building

Vine covered trash enclosure

Clear vision triangle - plants to be less than 36" in height with trees pruned above 7'-0" typ.

Separated street sidewalk with parkway strip between street and sidewalk

Continuous row of street trees

Small flowering accent trees

Existing trees in Cal Trans right of way to remain

Row of upright accent trees

Existing to Remain

Bike Lane

Bike Lane

Alberto Way

Separated street sidewalk with parkway strip between street and sidewalk

Continuous row of street trees

Bicycle lane

Upright evergreen screen trees

Parking lot shade trees in finger planters

Clear vision triangle - plants to be less than 36" in height with trees pruned above 7'-0" typ.

Enhanced paving - Colored and scored concrete paving with accent bands

Main driveway entry

Enhanced paving - Pavers

Upright evergreen screen trees

ADA path of travel from the building to the street

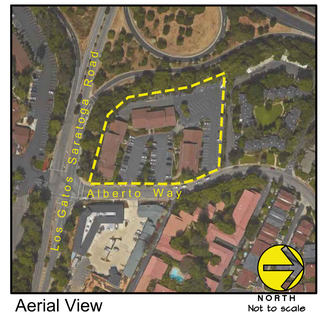
Continuous row of street trees

Accent band continues through the landscape

Trees as shown on this exhibit represent growth approximately 5-7 years after installation

NORTH
Scale: 1" = 20'-0"

0' 10' 20' 40'



Aerial View

NORTH
Not to scale

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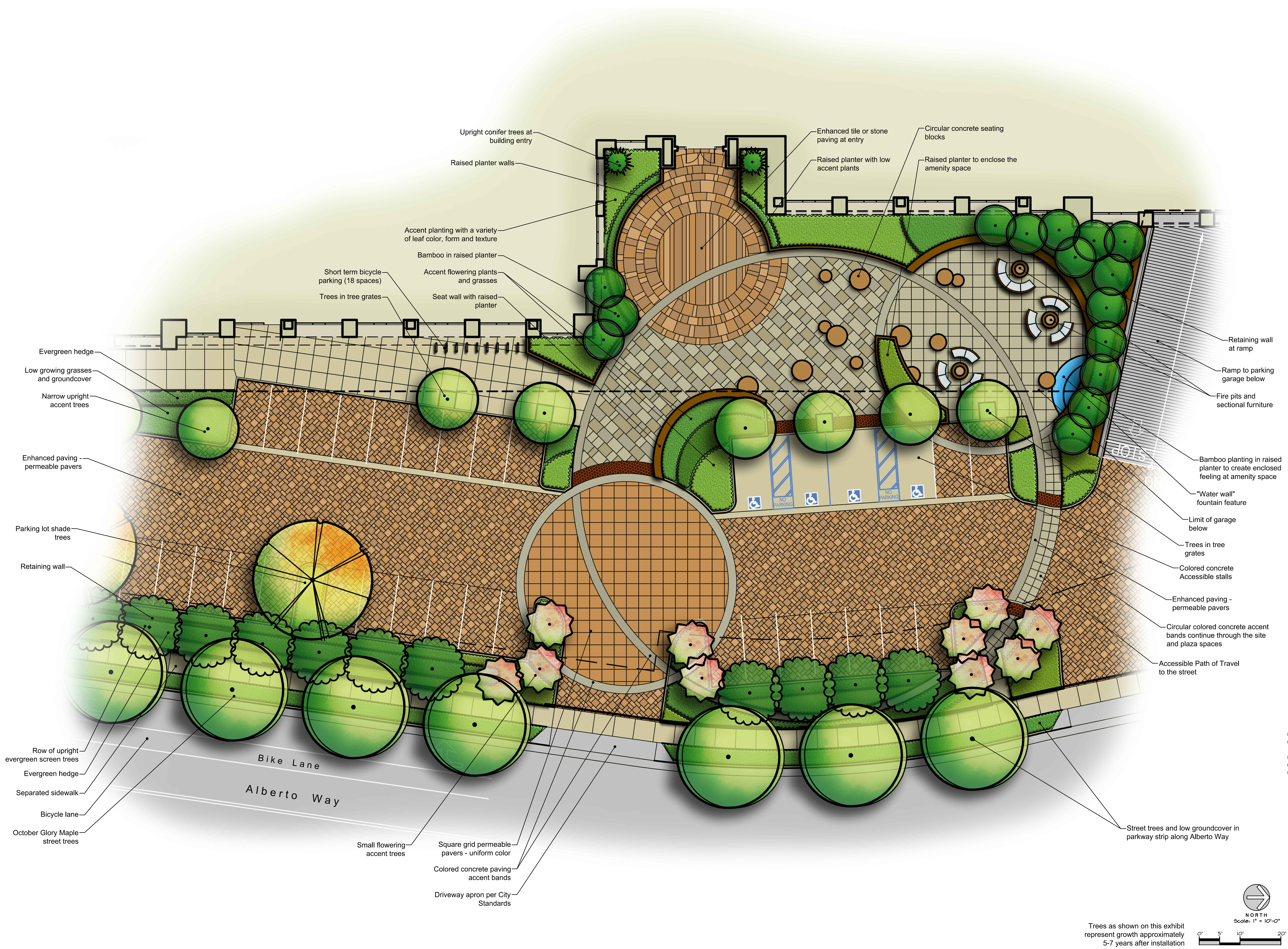
PRELIMINARY LANDSCAPE PLAN

L0.1

PROJECT NO: 153948



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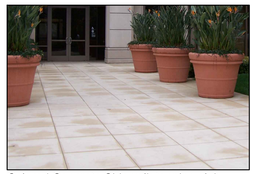
ENLARGEMENT PLAN
L0.2
PROJECT NO: 153948

Cascading water weir (Schematic example)

Plaster veneer wall with precast cap

Bamboo in raised planter with understory planting (Schematic example)

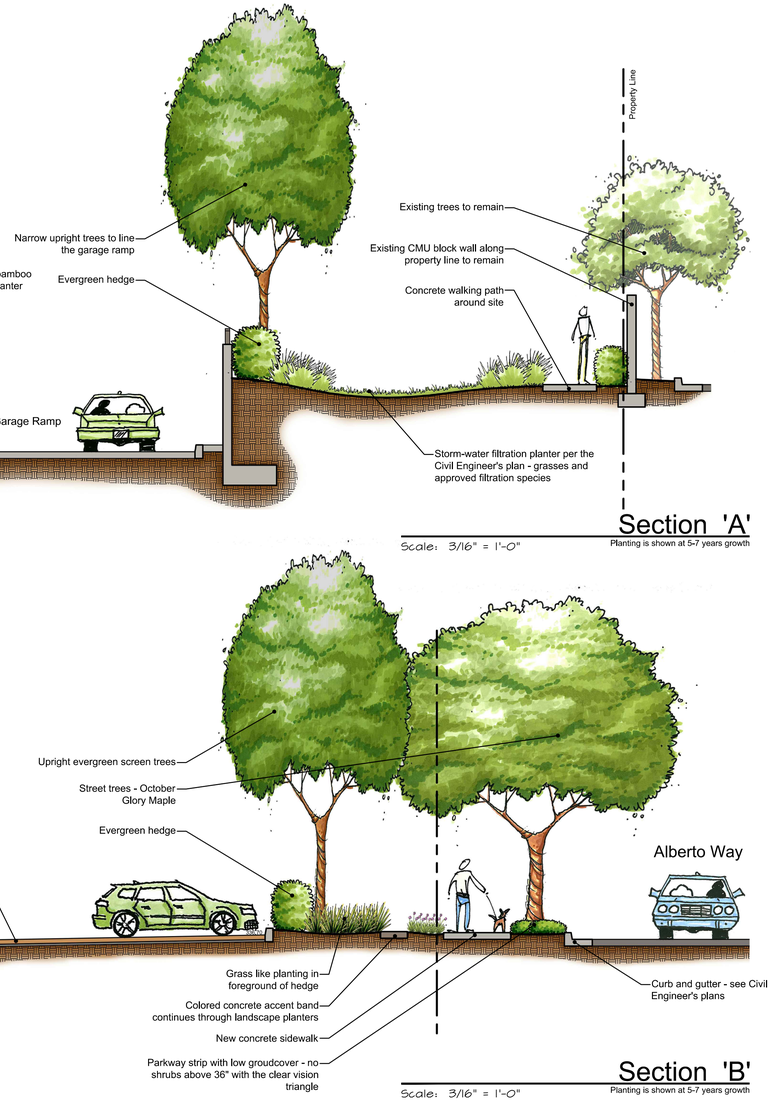


Colored Concrete Sidewalk topping slab

Section 'B'

Scale: 3/16" = 1'-0"

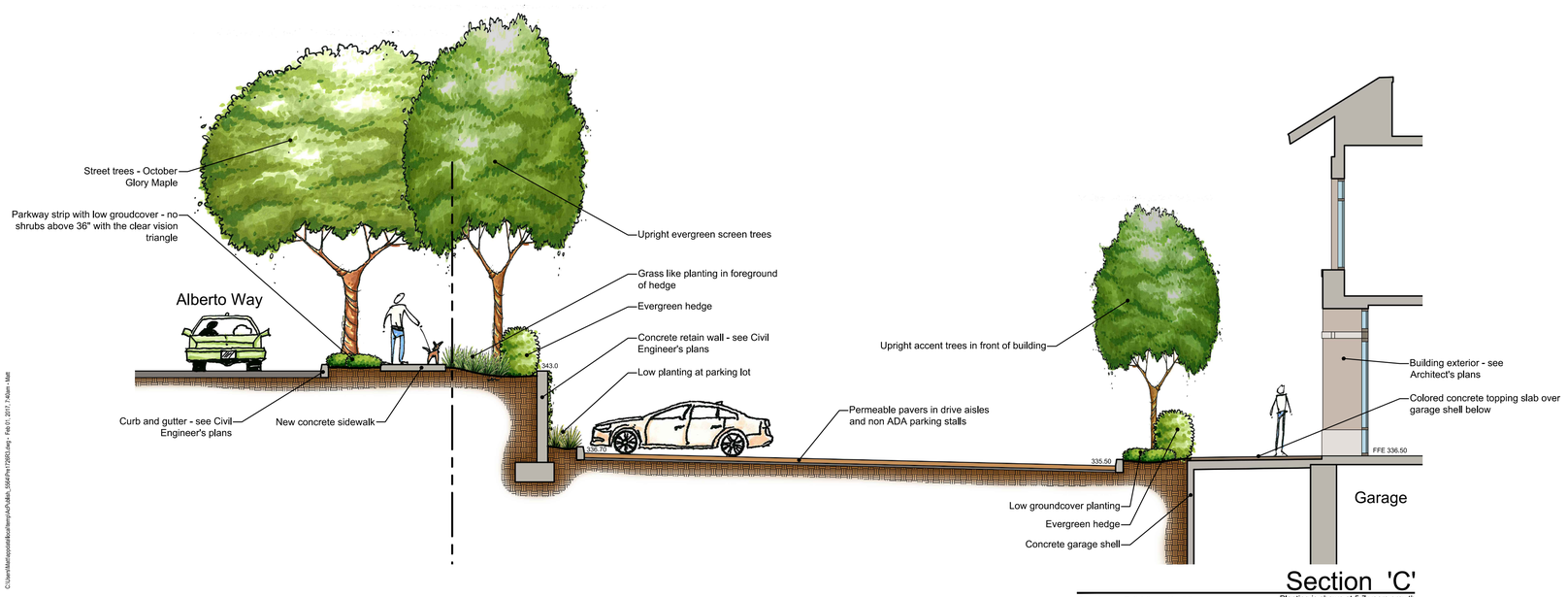
Planting is shown at 5-7 years growth



Section 'A'

Scale: 3/16" = 1'-0"

Planting is shown at 5-7 years growth



Section 'C'

Scale: 3/16" = 1'-0"

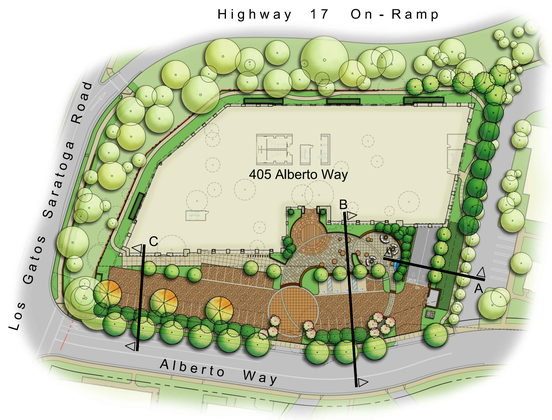
Planting is shown at 5-7 years growth

Section 'B'

Scale: 3/16" = 1'-0"

Planting is shown at 5-7 years growth

Trees as shown on this exhibit represent growth approximately 5-7 years after installation



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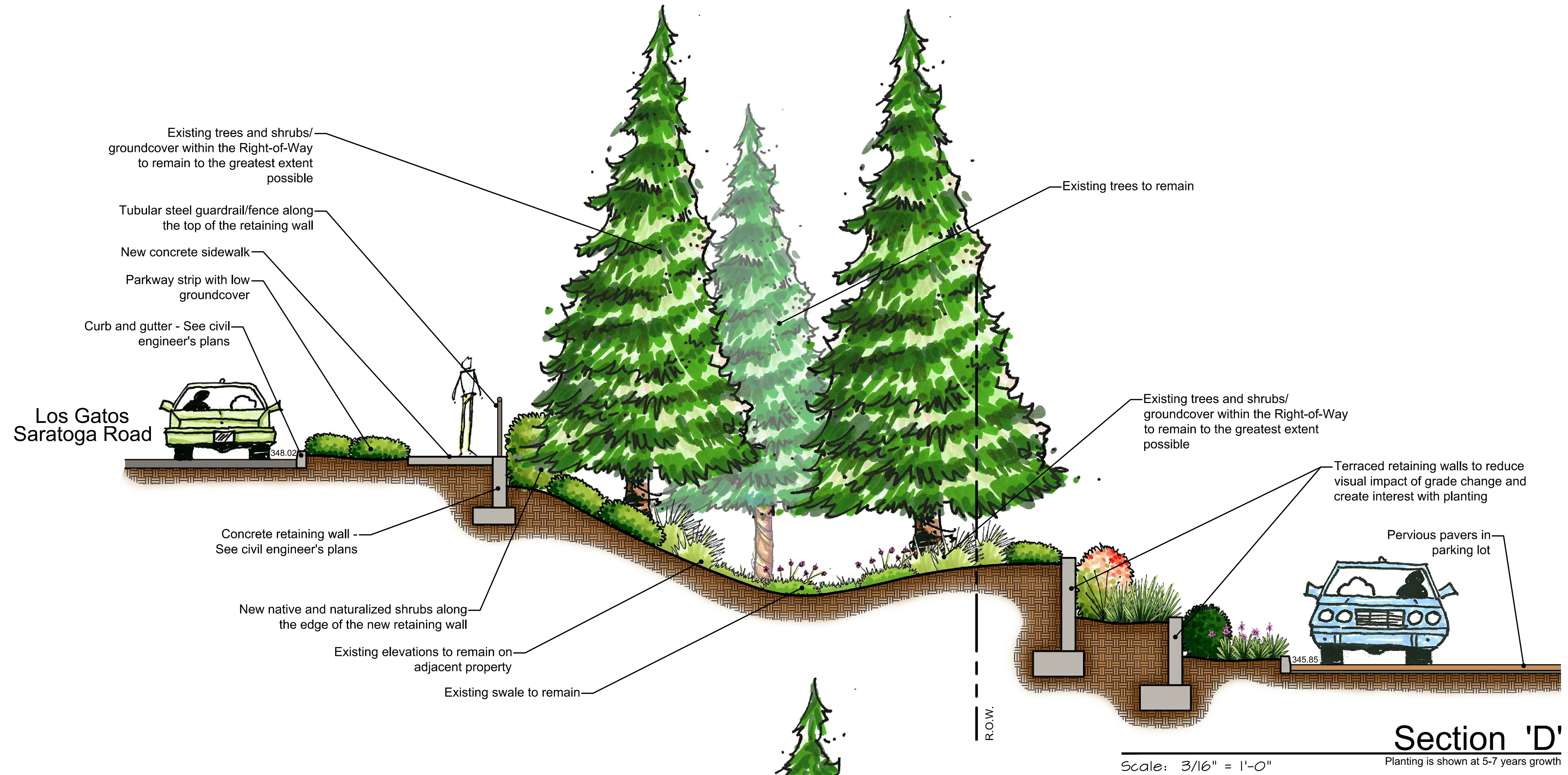
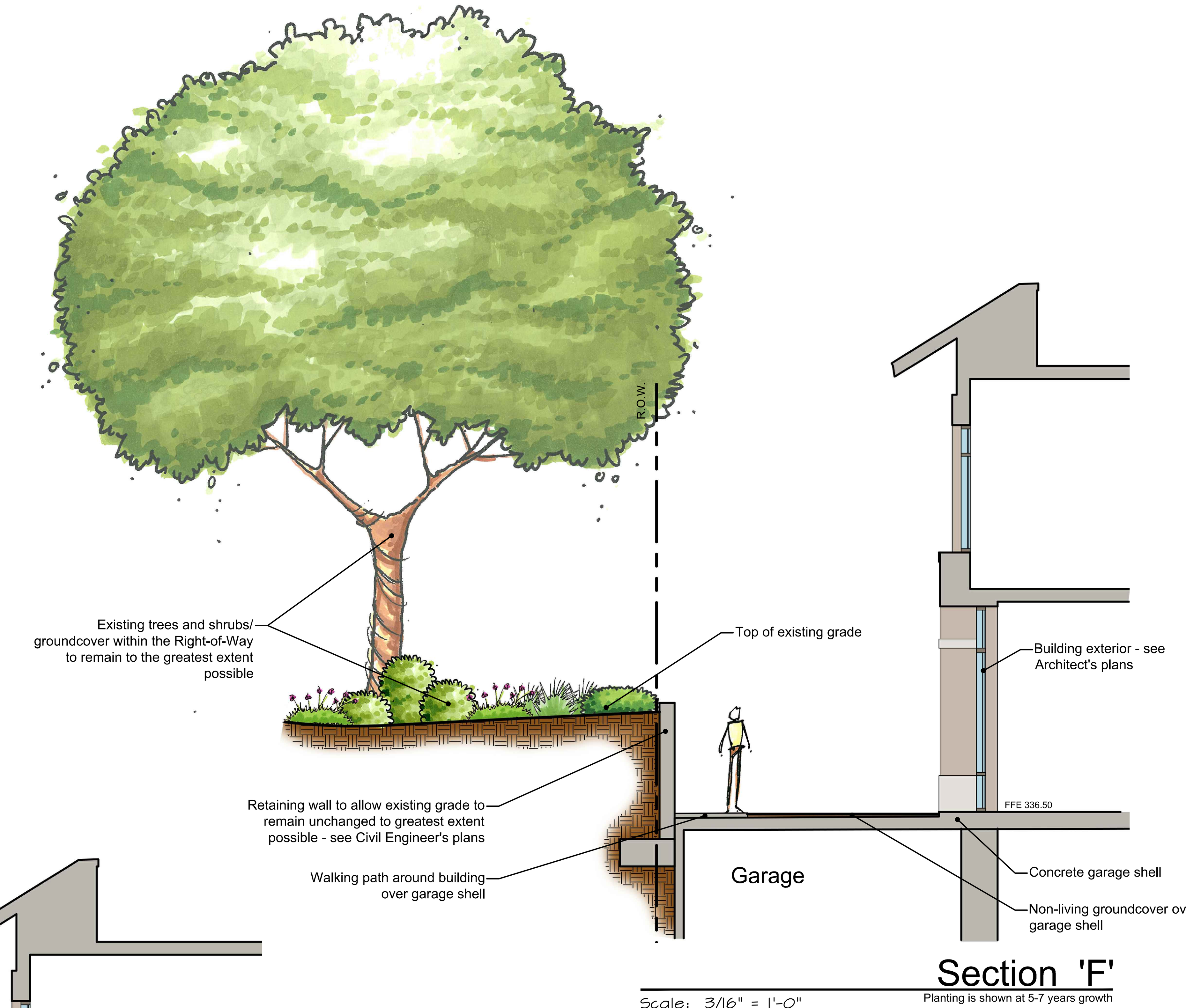
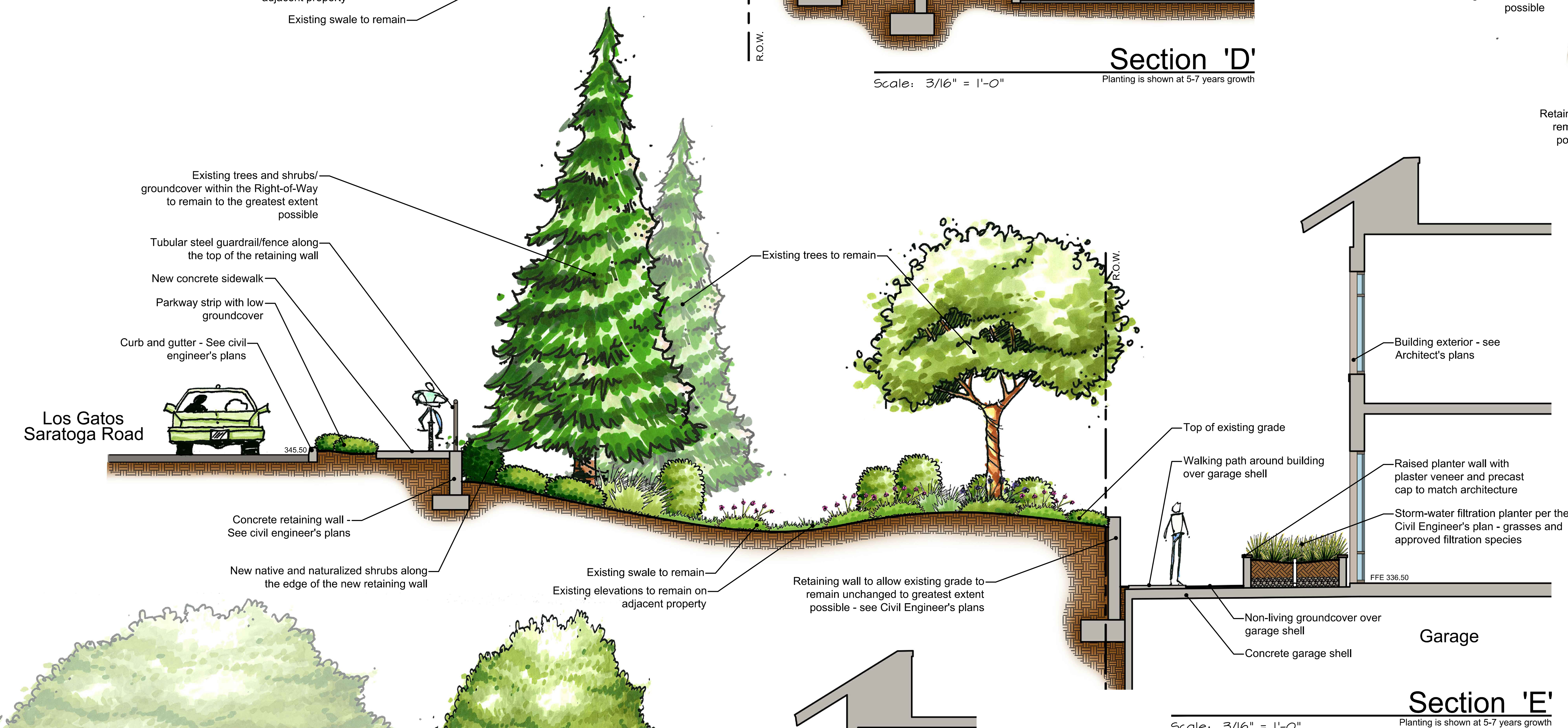
SITE SECTIONS

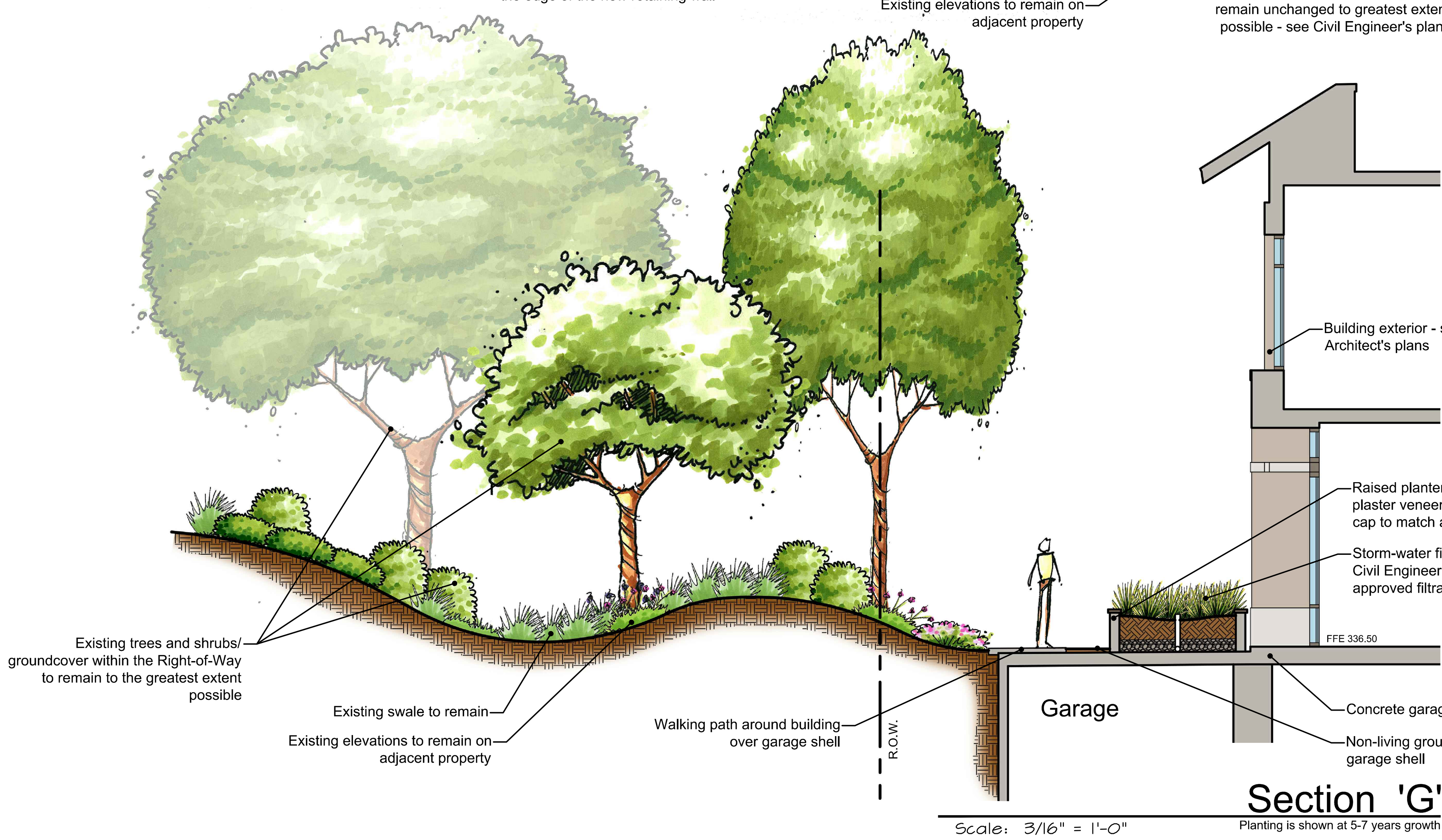
L0.3

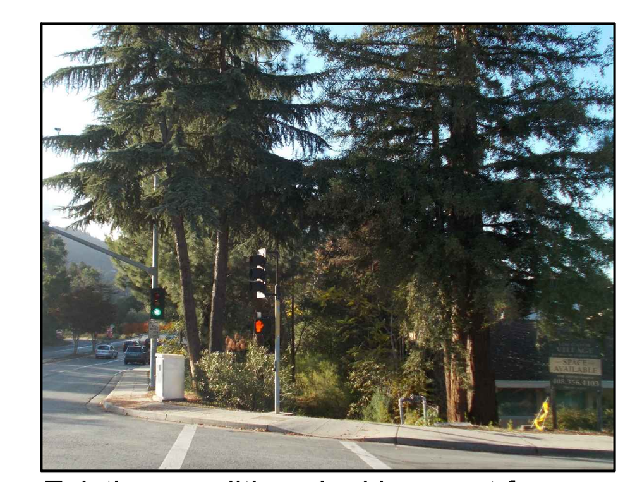
PROJECT NO: 153948

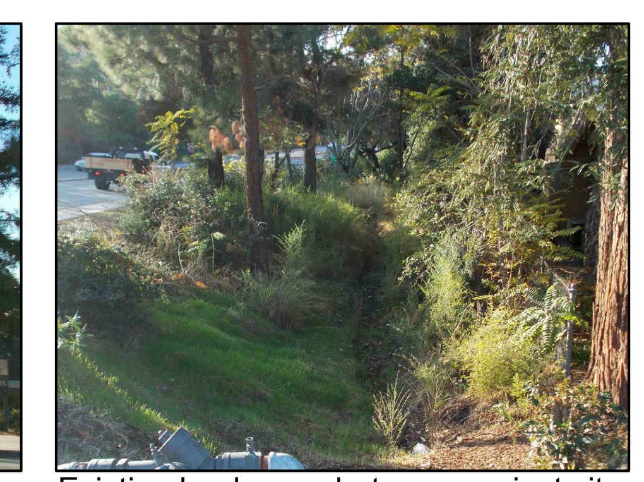


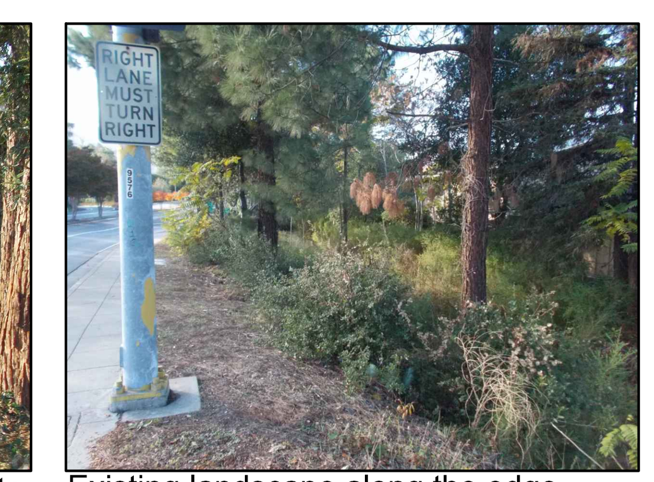







Existing conditions looking west from Alberto Way at Los Gatos Saratoga Road


Existing landscape between project site and Los Gatos Saratoga Road


Existing landscape along the edge Los Gatos Saratoga Road

Trees as shown on this exhibit represent growth approximately 5-7 years after installation


Site Furnishings - Permanent (mounted)

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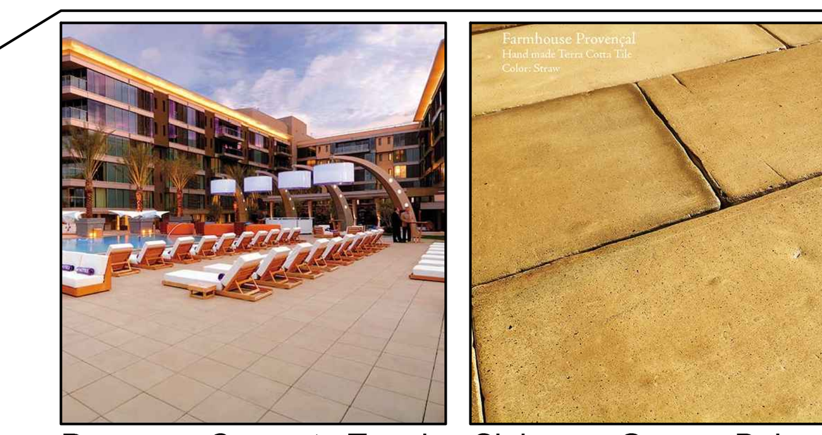
SITE SECTIONS

L0.3a

PROJECT NO: 153948

Stone/Tile Pavers over Garage at Building Entry - Two types with contrasting color, material, and pattern

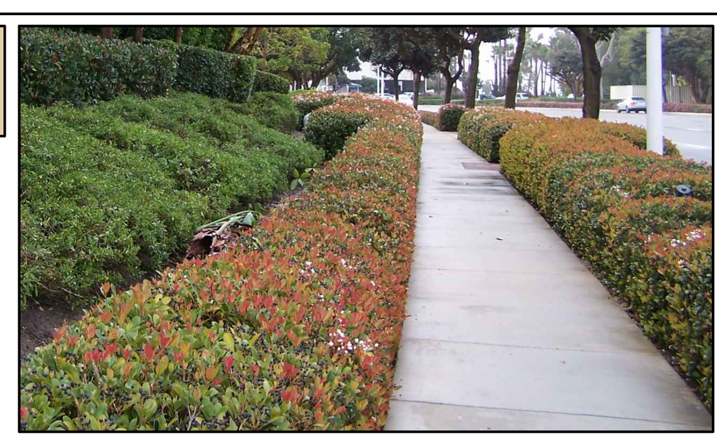
Pavers or Concrete Topping Slab over Garage Below - Type I - enhanced color and texture to contrast with Type II



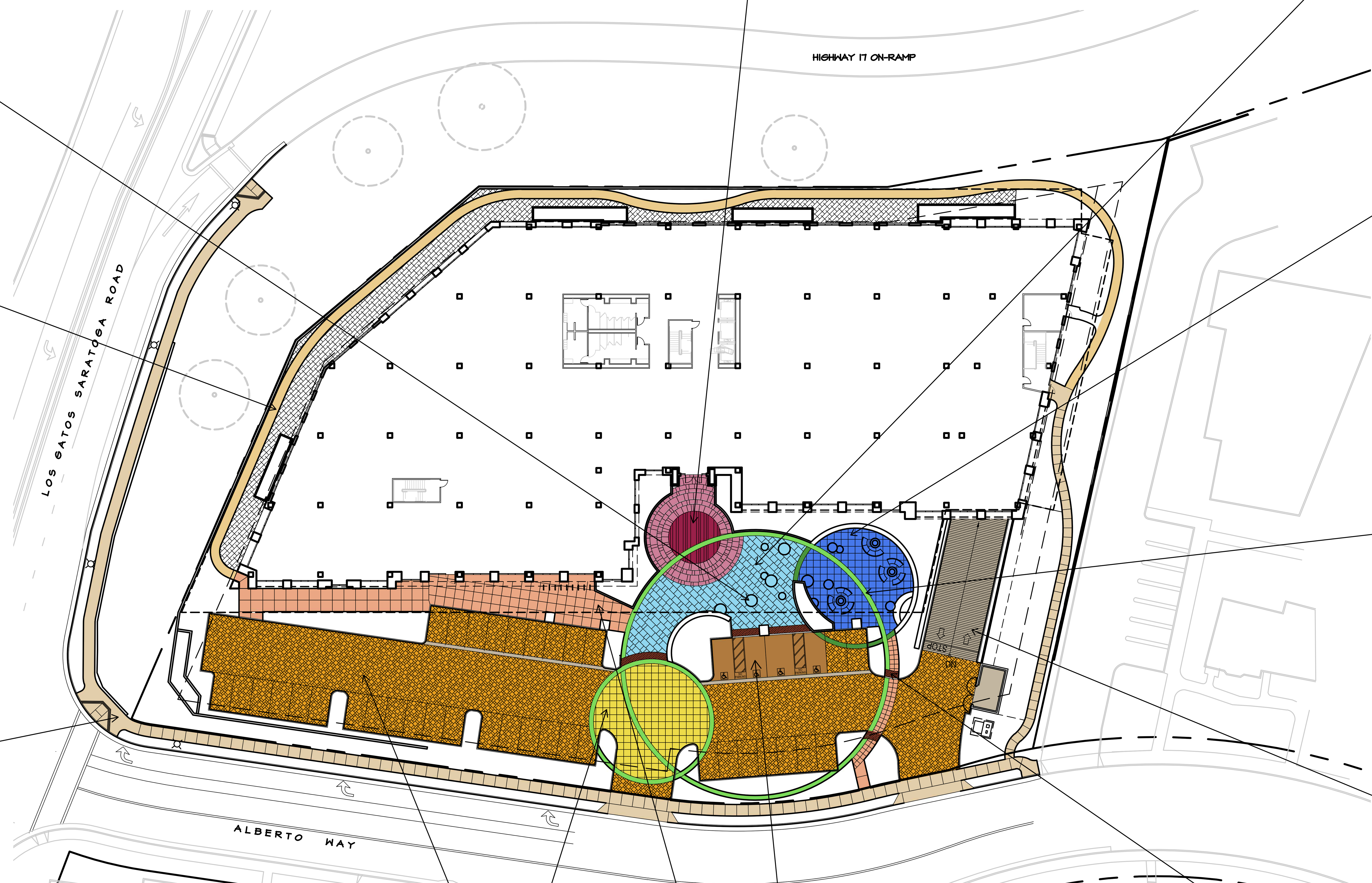
Pavers or Concrete Topping Slab over Garage Below - Type II - enhanced color and texture to contrast with Type I

Circular modular seating element

DG texture or Chem stain on top of garage deck for "natural" trail around building



Natural Gray Pedestrian Concrete and Driveway Apron



Colored Concrete Circular Band - 2 finishes of contrasting color - Vehicular and Pedestrian Grade - Width, color, and texture to be consistent between vehicular and pedestrian applications

Vehicular Natural Gray Concrete - Ramp and Trash Enclosure

Vehicular Colored Concrete - ADA Stalls

Permeable Vehicular Interlocking Pavers - Unique Color in Entry Circle

Colored Concrete Sidewalk with saw cut grid score joints - vehicular and pedestrian areas to have the same color and texture

Truncated Domes

NORTH
Scale: 1" = 30'-0"
0' 15' 30' 60'

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PAVING MATERIALS

L0.4

PROJECT NO: 153948

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY	Water Use	Size (HxD)
ACE GLO	Acer rubrum 'October Glory'	October Glory Maple	36" box	10	Medium	40'x30'
BAM ALP	Bambusa multiplex 'Alphonse Karr'	Alphonse Karr Bamboo	15 gal	15	Low	15'x5'
LAG TUS	Lagerstroemia x 'Tuscarora'	Crape Myrtle Coral Pink	24" box	10	Low	22'x12'
LAU SAR	Laurus nobilis 'Saratoga'	Sweet Bay	36" box	16	Low	25'x25'
LOP CON	Lophostemon confertus	Brisbane Box	36" box	9	Medium	35'x25'
MAG LIT	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	36" box	4	Medium	20'x20'
POD GRA	Podocarpus gracilior	Fern Pine	36" box	8	Medium	30'x20'
QUE AGR	Quercus agrifolia	Coast Live Oak	15 gal	6	Low	40'x40'
THU OCC	Thuja occidentalis 'Emerald'	Emerald Arborvitae	24" box	2	Medium	30'x10'
ULM PAR	Ulmus parvifolia	Chinese Elm	36" box	3	Low	40'x40'

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	Water Use	Size (HxD)
ANI BUS	Anigozanthos x 'Bush Ranger'	Big Red Kangaroo Paw	5 gal	70	Low	2'x2'
CAL KAR	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	5 gal	156	Medium	3'x3'
CEA YAN	Ceanothus griseus horizontalis 'Yankee Point'	California Lilac	5 gal	42	Low	3'x8'
CIS PUR	Cistus x purpureus	Orchid Rockrose	5 gal	61	Low	4'x4'
DIA VAR	Dianella variegata	Dianella	5 gal	46	Medium	2'x2'
LIG TEX	Ligustrum japonicum 'Texanum'	Wax Leaf Privet	5 gal	106	Medium	6'x4'
MAH BEA	Mahonia bealei	Leatherleaf Mahonia	5 gal	18	Medium	5'x3'
PIT VAR	Pittosporum tobira 'Variegata'	Variegated Mock Orange	5 gal	82	Low	4'x4'
RHA EVE	Rhamnus californica 'Eve Case'	California Coffeeberry	5 gal	16	Low	7'x7'
RHA BAL	Rhaphiolepis indica 'Ballerina'	Ballerina Indian Hawthorn	5 gal	57	Low	2'x3'

VINE/ESPALIER	BOTANICAL NAME	COMMON NAME	SIZE	QTY	Water Use
FIC PUM	Ficus pumila	Creeping Fig	1 gal	5	Medium

Non-Living Groundcover

Mulch to be evenly distributed throughout all shrub and groundcover areas (not turf and Fescue) unless otherwise noted on plans. Mulch to be nitrogen stabilized, max. 3/4", recycled material installed at min. 3" depth. Contractor to provide sample for approval prior to installation. "Gorilla-Hair" is not acceptable unless specifically noted for slope areas.

Low non-living groundcover such as cobble, aggregate, etc.

TREE ROOT BARRIERS

All trees within 5' of a curb or paving are to have a linear DeepRoot Model #UB 18-2 root barriers installed during tree installation along the inside edge of the adjacent curb or sidewalk. The following minimum number of panels are to be installed with each tree on each side of the tree that has sidewalk or curb as denoted on the plans:

15 gallon trees	5 panels
24" box trees	6 panels

Tree sizes not listed above are to be installed with the quantity of panels as specified by the manufacturer.

Trees Along North Property Line

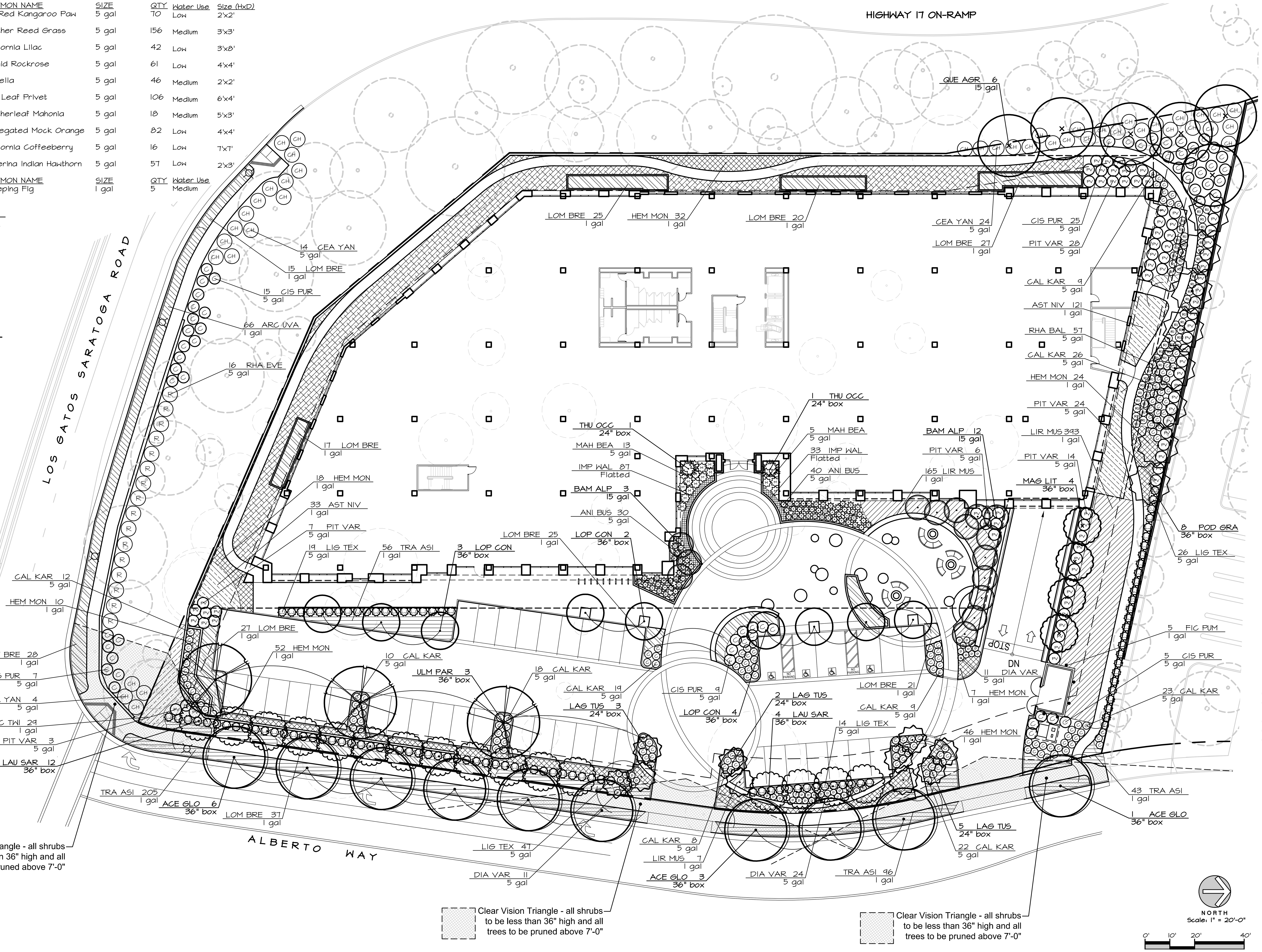
Podocarpus gracilior (Fern Pine) trees have been selected for row planting along the Northern property line in order to supplement the visual buffer between the proposed building and the existing residences to the north. These trees have been selected specifically for their desirable characteristics for this application. Fern pines are a full-bodied evergreen tree with an average full grown size of 30' tall by 20' wide. They will provide supplemental screening to the existing Olives but not overpower them. Fern Pines are also one of the cleanest trees available. They are relatively pest free, rarely drop leaves, have little to no fruit, and tolerate pruning very well. In addition, they are non-invasive, soft rooting trees that will not interfere with the existing adjacent masonry fence, underground garage, or existing Olive trees.

PLANT SCHEDULE

GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	Water Use
ARC UVA	Arctostaphylos uva-ursi	Kinnikinnick	1 gal	36" o.c.	66	Low
AST NIV	Astelia nivicola 'Red Gem'	Astelia	1 gal	30" o.c.	154	Low
BAC TWI	Baccharis pilularis 'Twin Peaks #2'	Twin Peaks Coyote Brush	1 gal	42" o.c.	29	Medium
HEM MON	Hemerocallis x 'Monie'	Starburst Evergreen Daylily	1 gal	36" o.c.	189	Low
IMP WAL	Impatiens walleriana	Busy Lizzie	Flatted	12" o.c.	120	Low
LIR MUS	Liriope muscari	Lily Turf	1 gal	24" o.c.	565	Low
LOM BRE	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 gal	36" o.c.	242	Medium
TRA ASI	Trachelospermum asiaticum	Star Jasmine	1 gal	30" o.c.	400	Low

Biofiltration planter with engineered soil and drainage per the Civil Engineer's plans - see sheet C6.0

This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the sizes as shown. Additionally some new plant species may be used in the final design. This plan does however indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.



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In Association with:

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(209)532-2856 (209)532-9510 fax

A Planning Application for:
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DATE	DESCRIPTION
05.15.15	PRELIM PLANNING SUBMITTAL
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10.05.15	PLANNING RESUBMITTAL
02.05.16	PLANNING RESUBMITTAL
02.19.16	PLANNING RESUBMITTAL
02.08.17	PLANNING RESUBMITTAL

PRELIMINARY LANDSCAPE PLAN

L0.6

PROJECT NO: 153948

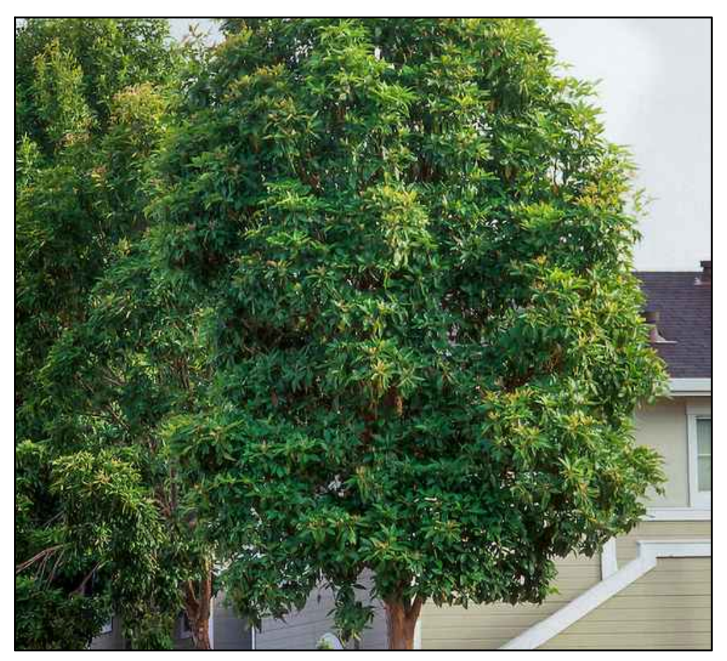
Trees


ACE GLO
Acer rubrum 'October Glory'
October Glory Maple


BAM ALP
Bambusa multiplex 'Alphonse Karr'
Alphonse Karr Bamboo


LAG TUS
Lagerstroemia x 'Tuscarora'
Crape Myrtle Coral Pink


LAU SAR
Laurus nobilis 'Saratoga'
Sweet Bay

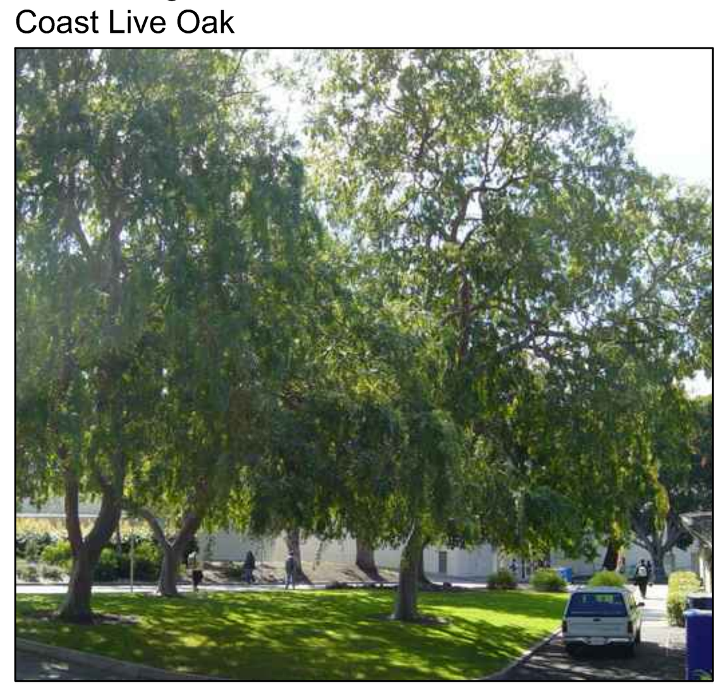

LOP CON
Lophostemon Confertus
Brisbane Box


MAG LIT
Magnolia grandiflora 'Little Gem'
Dwarf Southern Magnolia


POD GRA
Podocarpus gracilior
Fern Pine


QUE AGR
Quercus agrifolia
Coast Live Oak


THU OCC
Thuja occidentalis 'Emerald'
Emerald Arborvitae


ULM PAR
Ulmus parvifolia
Chinese Elm

Shrubs


ANI BUS
Anigozanthos x 'Bush Ranger'
Big Red Kangaroo Paw


CAL KAR
Calamagrostis x acutiflora 'Karl Foerster'
Feather Reed Grass


CH CEA YAN
Ceanothus griseus horizontalis 'Yankee Point'
California Lilac

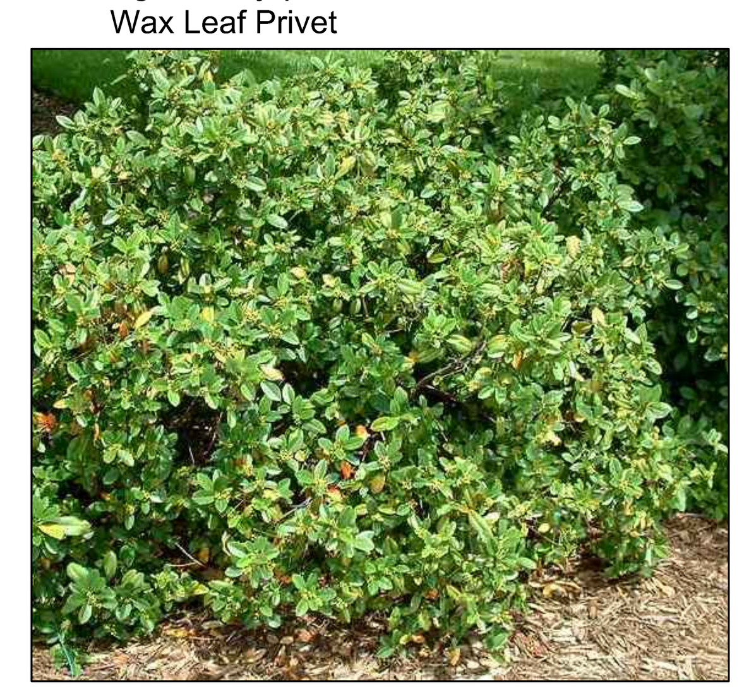

CIS PUR
Cistus x purpureus
Orchid Rockrose


DIA VAR
Dianella variegata
Dianella


LIG TEX
Ligustrum japonicum 'Texanum'
Wax Leaf Privet

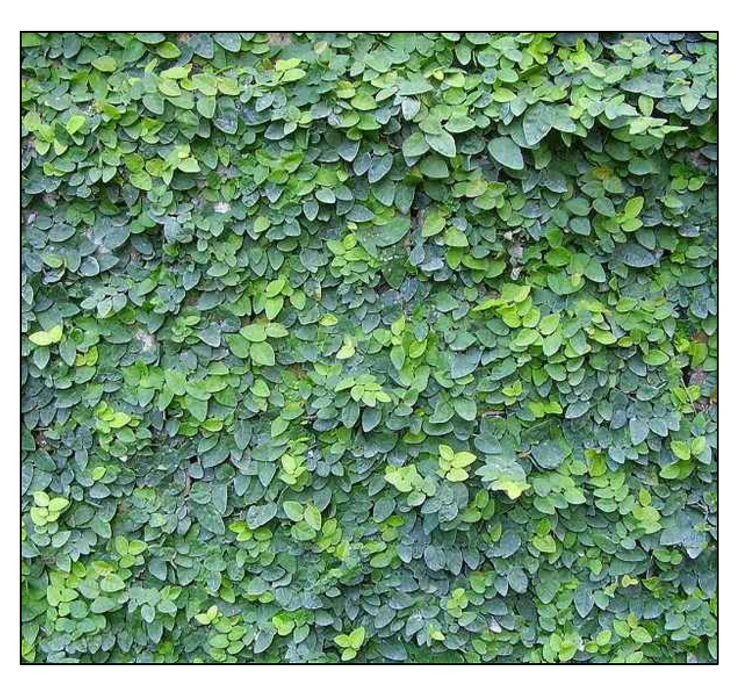

MAH BEA
Mahonia bealei
Leatherleaf Mahonia


PIT VAR
Pittosporum tobira 'Variegata'
Variegated Mock Orange


RHA EVE
Rhamnus californica 'Eve Case'
California Coffeeberry


RHA BAL
Rhaphiolepis indica 'Ballerina'
Ballerina Indian Hawthorn

Vines


FIC PUM
Ficus pumila
Creeping Fig

Groundcover


ARC UVA
Arctostaphylos uva-ursi
Kinnikinnick


AST NIV
Astelia nivicola 'Red Gem'
Astelia


BAC TWI
Baccharis pilularis 'Twin Peaks #2'
Twin Peaks Coyote Brush


HEM MON
Hemerocallis x 'Monie'
Starburst Evergreen Daylily


IMP WAL
Impatiens walleriana
Busy Lizzie


LIR MUS
Liriope muscari
Lily Turf


LOM BRE
Lomandra longifolia 'Breeze'
Dwarf Mat Rush


TRA ASI
Trachelospermum asiaticum
Star Jasmine

This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the sizes as shown. Additionally some new plant species may be used in the final design. This plan does however indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.

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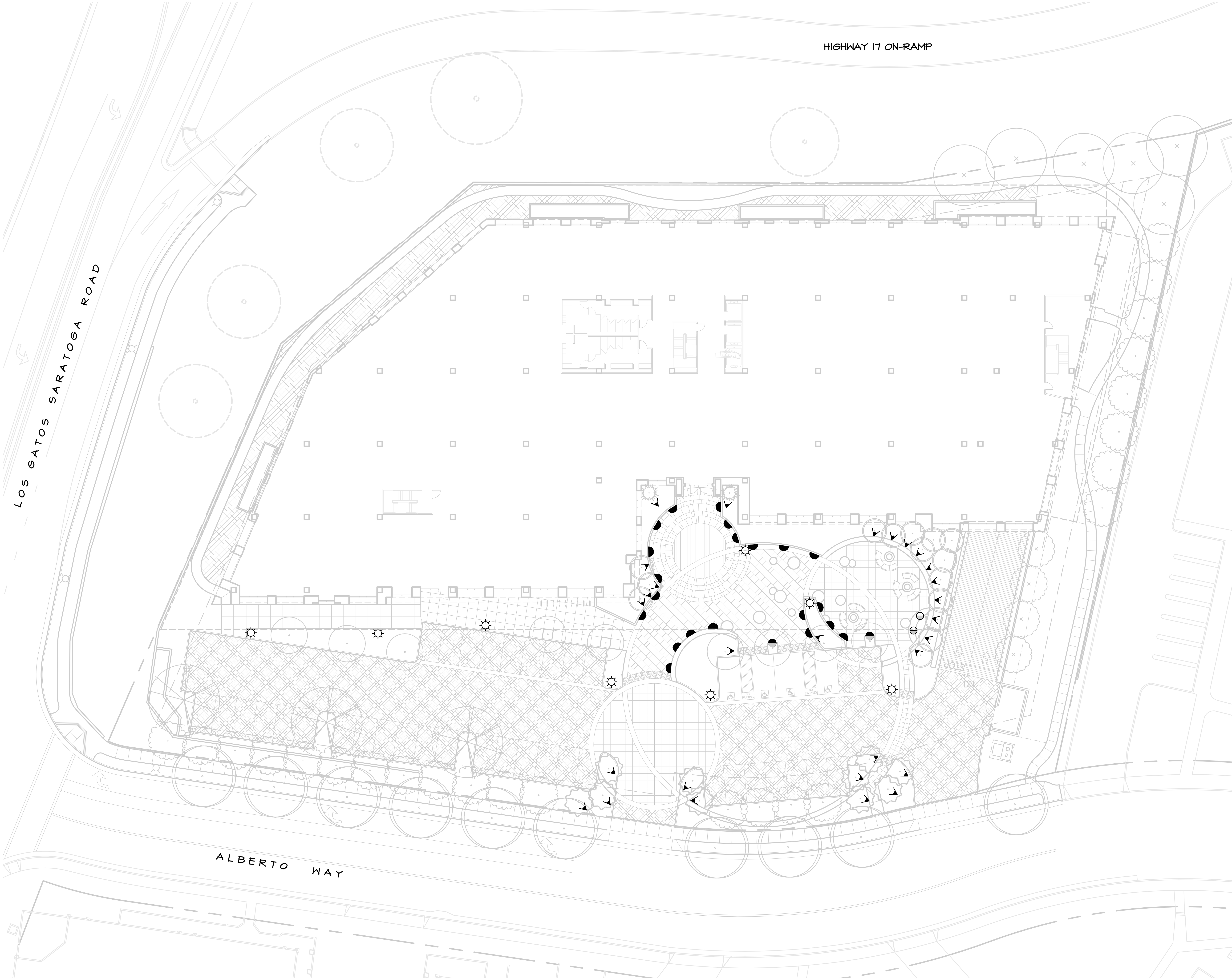
PLANT IMAGES

L0.6a

PROJECT NO: 153948



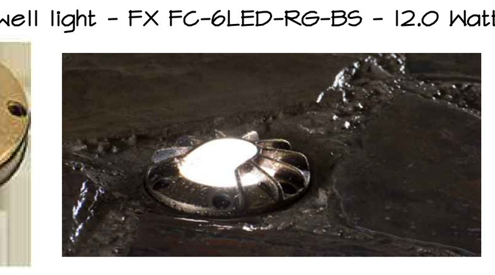
Landscape Lighting Legend

Symbol Type

Low voltage underwater fountain up-light - FX LL-3LED-BS - 4.2 Watts

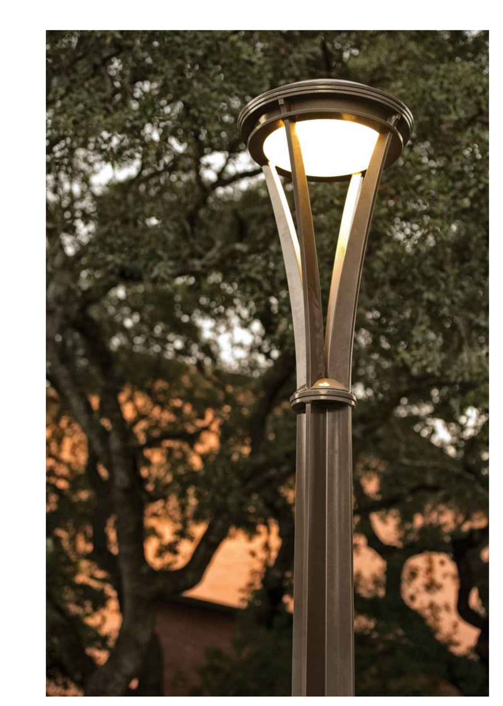

Low voltage bullet up-light - FX NP-3LED-BS - 4.2 Watts


Low voltage well light - FX FC-6LED-RG-BS - 12.0 Watts

Low voltage wall down light - FX PD-2LED-BS - 4.0 Watts


Pedestrian scale 10' pole light - Landscape Forms Alcott fixture with LED lamp - 57.4 watts, 120 VAC.

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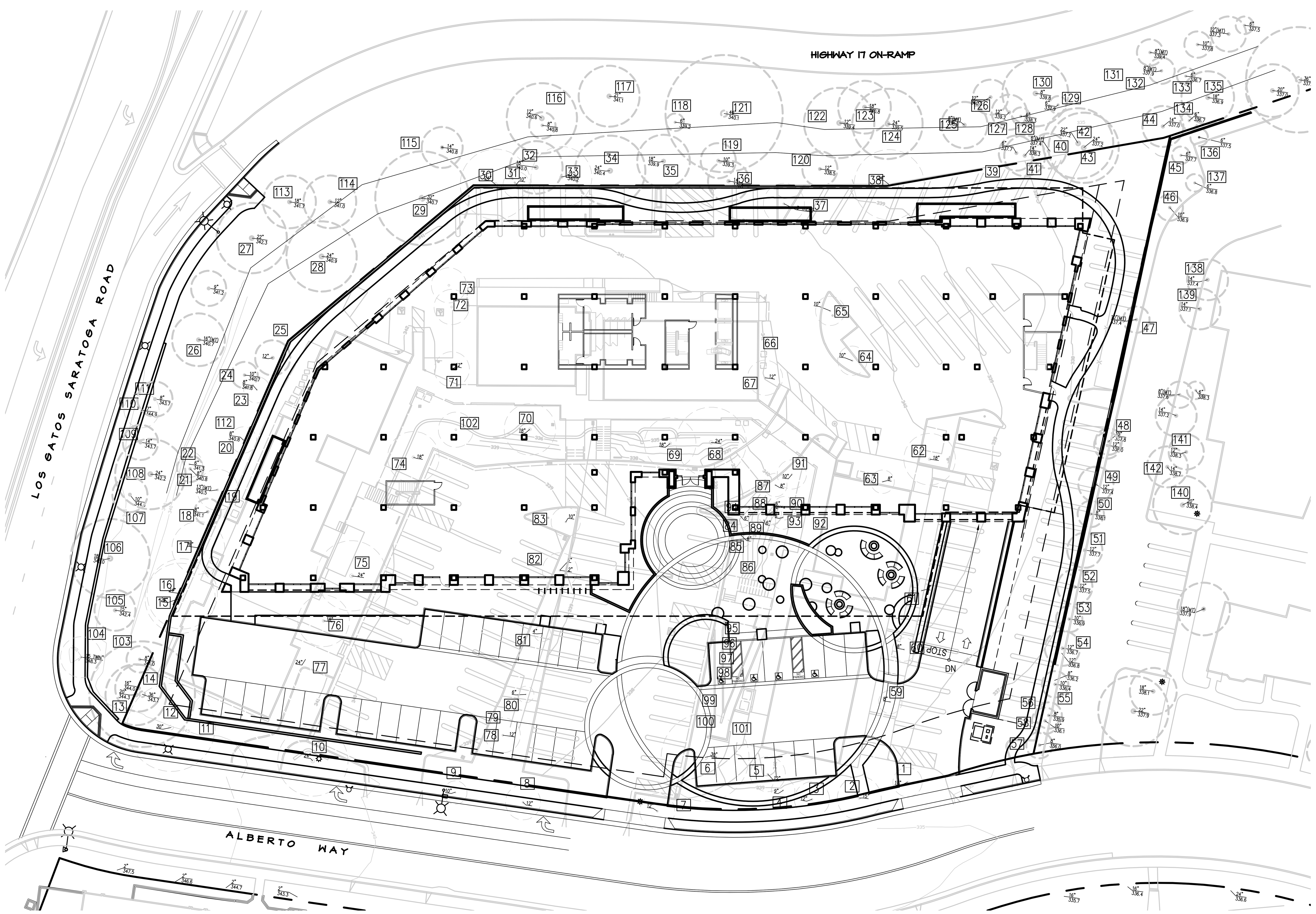
NORTH
Scale: 1" = 20'-0"
0' 10' 20' 40'

LOW LEVEL
LANDSCAPE MOOD
LIGHTING
L0.5
PROJECT NO: 153948

EXISTING TREE TABLE From arborist report prepared by Ray Morneau, dated 9-27-15

Tree No.	Botanical Name	Common Name	DBH	Crown Radius	Height	Rating	Aptitude	Removed/Reason
1	Olea europea	Olive	29.9"@6"	8'	11'	25%V Pr	Low	Yes-New Site Design
2	Olea europea	Olive	26.8"@6"	7'	14'	25%V Pr	Low	Yes-New Site Design
3	Liquidambar styraciflua	Sweet Gum	14.8"	15'	48'	65% Fair	Mod.	Yes-New Site Design
4	Betula alba	White Birch	10.7"	15'	70'	0% Dead	NA	Yes-New Site Design
5	Liquidambar styraciflua	Sweet Gum	14.9"	13'	48'	65% Fair	Mod.	Yes-New Site Design
6	Olea europea	Olive	24.9"@1'	10'	12'	25%V Pr	Low	Yes-New Site Design
7	Olea europea	Olive	29.1"@1'	7'	11'	20%V Pr	Low	Yes-New Site Design
8	Liquidambar styraciflua	Sweet Gum	13.6"	14'	45'	55% Fair	Mod.	Yes-New Site Design
9	Liquidambar styraciflua	Sweet Gum	10.9"	12'	38'	55% Fair	Mod.	Yes-New Site Design
10	Olea europea	Olive	24.5"@6"	10'	15'	35% Poor	Low	Yes-New Site Design
11	Koelreuteria paniculata	Golden Rain Tree	2.3"	4'	10'	70% Good	High	Yes-New Site Design
12	Acer palmatum	Japanese Maple	6.4"@6"	5'	10'	65% Fair	High	Remains
13	Schinus molle	California Pepper	19.9"	18'	45'	45% Poor	Mod.	Remains
14	Sequoia sempervirens	Coast Redwood	62.8"@3'	25'	80'	72% Good	High	Remains
15	Sequoia sempervirens	Coast Redwood	29.0"@1'	13'	55'	30% Poor	Very Low	Yes-New Site Design
16	Quercus agrifolia	Coast Live Oak	13.9"	15'	50'	70% Good	High	Yes-New Site Design
17	Ailanthus altissima	Tree of Heaven	18"@6"	10'	35'	25%V Pr	Very Low	Yes-New Site Design
18	Ailanthus altissima	Tree of Heaven	20"@6"	6'	30'	25%V Pr	Very Low	Remains
19	Arbutus unedo	Strawberry Tree	12.2"@6"	7'	8'	47% Poor	Low	Remove due to poor health
20	Arbutus unedo	Strawberry Tree	6.2"@1'	5'	8'	47% Poor	Low	Remove due to poor health
21	Quercus agrifolia	Coast Live Oak	6"	8'	30'	50% Fair	Mod.	Remains
22	Arbutus unedo	Strawberry Tree	5.0"@1'	6'	8'	47% Poor	Low	Remove due to poor health
23	Arbutus unedo	Strawberry Tree	11.2"@6"	8'	9'	37% Poor	Low	Remove due to poor health
24	Quercus agrifolia	Coast Live Oak	7"	7'-0"	40'	60% Fair	High	Remains
25	Pinus radiata	Monterey Pine	22.4"	60'	60'	25%V Pr	Very Low	Remains
26	Pinus radiata	Monterey Pine	16.9"	13'	55'	12%V Pr	Very Low	Remains
27	Pinus radiata	Monterey Pine	27.9"	25'	65'	40% Poor	Very Low	Remains
28	Quercus agrifolia	Coast Live Oak	36"	25'	38'	65% Fair	High	Remains
29	Quercus agrifolia	Coast Live Oak	30"	27'	60'	65% Fair	High	Remains
30	Quercus agrifolia	Coast Live Oak	16.3"@1'	20'	33'	55% Fair	High	Yes-New Site Design
31	Quercus agrifolia	Coast Live Oak	6.5"	8'	30'	35% Poor	Low	Yes-New Site Design
32	Platanus acerfolia	London Plane	13"	15'	60'	60% Fair	High	Remains
33	Quercus agrifolia	Coast Live Oak	18"	25'	47	75% Good	High	Remains
34	Quercus agrifolia	Coast Live Oak	20"	27'	40'	60% Fair	High	Remains
35	Platanus acerifolia	London Plane	12"	15'	40'	60% Fair	High	Remains
36	Quercus agrifolia	Coast Live Oak	14.8"	15'	33'	65% Fair	High	Remains
37	Olea europaea	Olive	21.4"@6"	5'	12'	25%V Pr	Low	Yes-New Site Design
38	Olea europaea	Olive	33"@6"	17'	28'	40% Poor	Low	Yes-New Site Design
39	Quercus agrifolia	Coast Live Oak	23.7"@2'	26'	45'	70% Good	High	Remains
40	Prunus ilicifolia	Hollyleaf Cherry	5"	8'	20'	50% Fair	Mod.	Remains
41	Sequoia sempervirens	Coast Redwood	11"	1'	30'	0% Dead	NA	Remains
42	Olea europaea	Olive	25"	15'	22'	40% Poor	Low	Remains
43	Sequoia sempervirens	Coast Redwood	50"	20'	75'	65% Fair	Mod.	Remains
44	Platanus acerifolia	London Plane	12"	18'	25'	65% Fair	High	Remains
45	Pyrus kawakamii	Evergreen Pear	6"	12'	28'	20%V Pr	High	Remains
46	Pyrus kawakamii	Evergreen Pear	9"	17'	30'	35% Poor	High	Remains
47	Olea europaea	Olive	30"@6"	20'	20'	48% Poor	High	Remains
48	Olea europaea	Olive	36"@6"	25'	25'	48% Poor	High	Remains
49	Olea europaea	Olive	15"	15'	18'	48" Poor	High	Remains
50	Olea europaea	Olive	10"	15'	22'	48" Poor	High	Remains
51	Olea europaea	Olive	15"	15'	25'	48" Poor	High	Remains
52	Olea europaea	Olive	20"	15'	25'	48" Poor	High	Remains
53	Olea europaea	Olive	20"	18'	28'	48" Poor	High	Remains
54	Olea europaea	Olive	36"		24'	48" Poor	High	Remains
55	Olea europaea	Olive	40"	15'	22'	48" Poor	High	Remains
56	Olea europaea	Olive	8"	6'	23'	48" Poor	High	Remains
57	Quercus agrifolia	Coast Live Oak	7.4"	8'	38'	67% Fair	High	Remains
58	Quercus lobata	Valley Oak	11.1"	13'	42'	47% Poor	High	Remains
59	Lagerstroemia indica	Crape Myrtle	8.7"@3'	8'	25'	79% Good	High	Yes-New Site Design
60	Lagerstroemia indica	Crape Myrtle	8.3"@3"	7'	18'	77% Good	High	Yes-New Site Design
61	Lagerstroemia indica	Crape Myrtle	8.6"@6"	7'	20'	75% Good	High	Yes-New Site Design
62	Olea europaea	Olive	15.3"@3'	7'	9'-0"	12%V Pr	Very Low	Yes-New Site Design
63	Prunus cerasifera	Purple Leaf Plum	5.9"@6"	7'	17'	60% Fair	Very Low	Yes-New Site Design
64	Magnolia grandiflora	Southern Magnolia	6.8"	8'	18'	37% Poor	Very Low	Yes-New Site Design
65	Magnolia grandiflora	Southern Magnolia	8.6"	10'	20'	42% Poor	Very Low	Yes-New Site Design
66	Pittosporum species	Pittosporum	4.4"	2'	10'	2%V Pr	NA	Yes-New Site Design
67	Pittosporum species	Pittosporum	10.5"@1'	16'	19'	45% Poor	Low	Yes-New Site Design
68	Olea europaea	Olive	17.4"@6"	17'	28'	60% Fair	Mod.	Yes-New Site Design
69	Olea europaea	Olive	10.5"@3'	15'	25'	60% Fair	Mod.	Yes-New Site Design
70	Olea europaea	Olive	12.1"	9'	22'	65% Fair	Mod.	Yes-New Site Design
71	Olea europaea	Olive	13.6"@3'	7'	18'	20%V Pr	Low	Yes-New Site Design
72	Lagerstroemia indica	Crape Myrtle	1.3"	2'	9'	60% Fair	Mod.	Yes-New Site Design
73	Liquidambar styraciflua	Sweet Gum	3.0"	4'	10'	65% Fair	Mod.	Yes-New Site Design
74	Olea europaea	Olive	23.3"@6"	7'	17'	25%V Pr	Low	Yes-New Site Design
75	Schinus terebinthefolius	Brazilian Pepper	35.8"@6"	16'	30'	67% Fair	Mod.	Yes-New Site Design
76	Olea europaea	Olive	32.5"@6"	10'	28'	49% Poor	Mod.	Yes-New Site Design
77	Olea europaea	Olive	14.7"	9'	17'	47% Poor	Mod.	Yes-New Site Design
78	Fraxinus oxycarpa 'Raywood'	Raywood Ash	13.5"	17'	38'	30% Poor	Very Low	Yes-New Site Design
79	Lagerstroemia indica	Crape Myrtle	7.1"	8'	26'	75% Good	High	Yes-New Site Design
80	Malus communis	Apple	4.0"@2'	6'	10'	65% Fair	High	Yes-New Site Design
81	Pyrus kawakamii	Evergreen Pear	2.8"	3'	10'	60% Fair	Mod.	Yes-New Site Design
82	Lagerstroemia indica	Crape Myrtle	6.5"	9'	25'	70% Good	High	Yes-New Site Design
83	Magnolia grandiflora	Southern Magnolia	11.7"	12'	20'	35% Poor	Very Low	Yes-New Site Design
84	Betula alba	White Birch	4.9"	6'	35'	55% Fair	Mod.	Yes-New Site Design
85	Betula alba	White Birch	5.6"	7'	30'	60% Fair	Mod.	Yes-New Site Design
86	Betula alba	White Birch	2.5"	3'	18'	50% Fair	Mod.	Yes-New Site Design
87	Betula alba	White Birch	4.8"	6'	33'	50% Fair	Mod.	Yes-New Site Design
88	Betula alba	White Birch	5.6"	6'	33'	60% Fair	Mod.	Yes-New Site Design
89	Olea europaea	Olive	14.4"	3'	4'	5%V Pr	Very Low	Yes-New Site Design
90	Pittosporum species	Pittosporum	6.7"@1'	4'	6'	20%V Pr	Very Low	Yes-New Site Design
91	Pittosporum species	Pittosporum	9.2"@6"	3'	7'	20%V Pr	Very Low	Yes-New Site Design
92	Betula alba	White Birch	4.7"	8'	35'	60% Fair	Mod.	Yes-New Site Design
93	Betula alba	White Birch	6.2"	8'	30'	60% Fair	Mod.	Yes-New Site Design
94	Olea europaea	Olive	20.7"@6"	3'	2'	5%V Pr	Mod.	Yes-New Site Design
95	Betula alba	White Birch	5.8"@1'	7'	30'	60% Fair	Mod.	Yes-New Site Design
96	Betula alba	White Birch	4.3"@6"	4'	16'	50% Fair	Mod.	Yes-New Site Design
97	Betula alba	White Birch	4.5"@1'	5'	15'	40% Poor	Mod.	Yes-New Site Design
98	Betula alba	White Birch	3.5"@1'	4'	15'	35% Poor	Mod.	Yes-New Site Design
99	Betula alba	White Birch	4.6"@6"	6'	17'	52% Fair	Mod.	Yes-New Site Design
100	Betula alba	White Birch	4.4"@6"	5'	15'	50% Fair	Mod.	Yes-New Site Design
101	Lagerstroemia indica	Crape Myrtle	7.4"@6"	3'	12'	55% Fair	Mod.	Yes-New Site Design
102	Acer palmatum	Japanese Maple	5"@1'	12'	17'	45% Poor	High	Yes-New Site Design
103	Malus communis	Apple	10.4"@2'	12'	12'	10%V Pr	Very Low	Remains-Off Prop.
104	Cedrus deodara	Cedar	32.2"@1'	18'	15'	71% Good	High	Yes-New Site Design
105	Pinus canariensis	Canary Island Pine	15.2"	15'	55'	65% Fair	High	Remains-Off Prop.
106	Pinus canariensis	Canary Island Pine	19.1"	20'	60'	67% Fair	High	Remains-Off Prop.
107	Quercus agrifolia	Coast Live Oak	10.3"	22'	45'	78% Good	High	Remains-Off Prop.
108	Pinus halepensiss	Aleppo Pine	26.1"	25'	70'	60% Fair	High	Remains-Off Prop.
109	Pinus canariensis	Canary Island Pine	9.2"	7'	50'	47% Poor	High	Remains-Off Prop.
110	Ailanthus altissima	Tree of Heaven	5.5"	6'	38'	25%V Pr	Very Low	Yes-New Site Design
111	Ailanthus altissima	Tree of Heaven	5.2"	6'	40'	20%V Pr	Very Low	Remains-Off Prop.
112	Quercus agrifolia	Coast Live Oak	9.4"	18'	40'	77% Good	High	Remains-Off Prop.
113	Sequoia sempervirens	Redwood Coast	1'-6.100000"	6'	40'	0% Dead	Very Low	Remains-Off Prop.
114	Olea europea	Olive	9.5"	5'	30'	17%V Pr	Low	Remains-Off Prop.
115	Olea europaea	Olive	4.3"	5'	30'	25%V Pr	Low	Remains-Off Prop.
116	Quercus agrifolia	Coast Live Oak	30"	25'	45'	55% Fair	High	Remains-Off Prop.
117	Olea europaea	Olive	5.2"	8'	20'	25%V Pr	Low	Remains-Off Prop.
118	Quercus agrifolia	Coast Live Oak	34.3"@3'	25'	55'-0"	72% Good	High	Remains-Off Prop.
119	Quercus agrifolia	Coast Live Oak	9.6"	18'	45'	67% Fair	High	Remains-Off Prop.
120	Olea europaea	Olive	13.8"@6"	8'	30'	40% Poor	Low	Remains-Off Prop.
121	Olea europaea	Olive	4.6"	6'	22'	40% Poor	Low	Remains-Off Prop.
122	Olea europaea	Olive	4.0"@2'	5'	20'	20%V Pr	Low	Remains-Off Prop.
123	Quercus agrifolia	Coast Live Oak	12.2"@3'	20'	35'	40% Poor	Mod.	Remains-Off Prop.
124	Quercus agrifolia	Coast Live Oak	22.5"	25'	45'	62% Fair	High	Remains-Off Prop.
125	Olea europaea	Olive	21.2"@0"	15'	38'	49% Poor	Mod.	Remains-Off Prop.
126	Quercus agrifolia	Coast Live Oak	10.6"	17'	33'	61% Flar	High	Remains-Off Prop.
127	Olea europaea	Olive	9.3"	8'	40'	49% Poor	Mod.	Remains-Off Prop.
128	Olea europaea	Olive	5.8"	6'	35'	30% Poor	Low	Remains-Off Prop.
129	Quercus agrifolia	Coast Live Oak	9.1"@2'	8'	20'	39% Poor	Mod.	Remains-Off Prop.
130	Olea europaea	Olive	4.9"	7'	30'	35% poor	Mod.	Remains-Off Prop.
131	Quercus agrifolia	Coast Live Oak	27.2"@6"	17'	45'	72% Good	High	Remains-Off Prop.
132	Olea europaea	Olive	22.7"@6"	18'	32'	49% Poor	Mod.	Remains-Off Prop.
133	Quercus agrifolia	Coast Live Oak	7.8"	15'	38'	75% Good	High	Remains-Off Prop.
134	Quercus agrifolia	Coast Live Oak	4.7"	6'	33'	57% Fair	Mod.	Remains-Off Prop.
135	Platanus acerifolia	London Plane	16.1"	25'	50'	70% Good	High	Remains-Off Prop.
136	Pyrus kawakamii	Evergreen Pear	5.7"	11'	20'	32% Poor	High	Remains-Off Prop.
137	Pyrus kawakamii	Evergreen Pear	6.8"	12'	18'	30% Poor	High	Remains-Off Prop.
138	Pyrus kawakamii	Evergreen Pear	13.5"	17'	38'	32% Poor	High	Remains-Off Prop.
139	Pyrus kawakamii	Evergreen Pear	12.7"	16'	40'	30% Poor	High	Remains-Off Prop.
140	Cupressus sempervirens	Italian Cypress	36"@0"	5'	60'	67% Fair	High	Remains-Off Prop.
141	Liquidambar styraciflua	Sweet Gum	12.9"	8'	30'	70% Good	High	Remains-Off Prop.
142	Liquidambar styraciflua	Sweet Gum	14.5"	8'3	5'	72% Good	High	Remains-Off Prop.

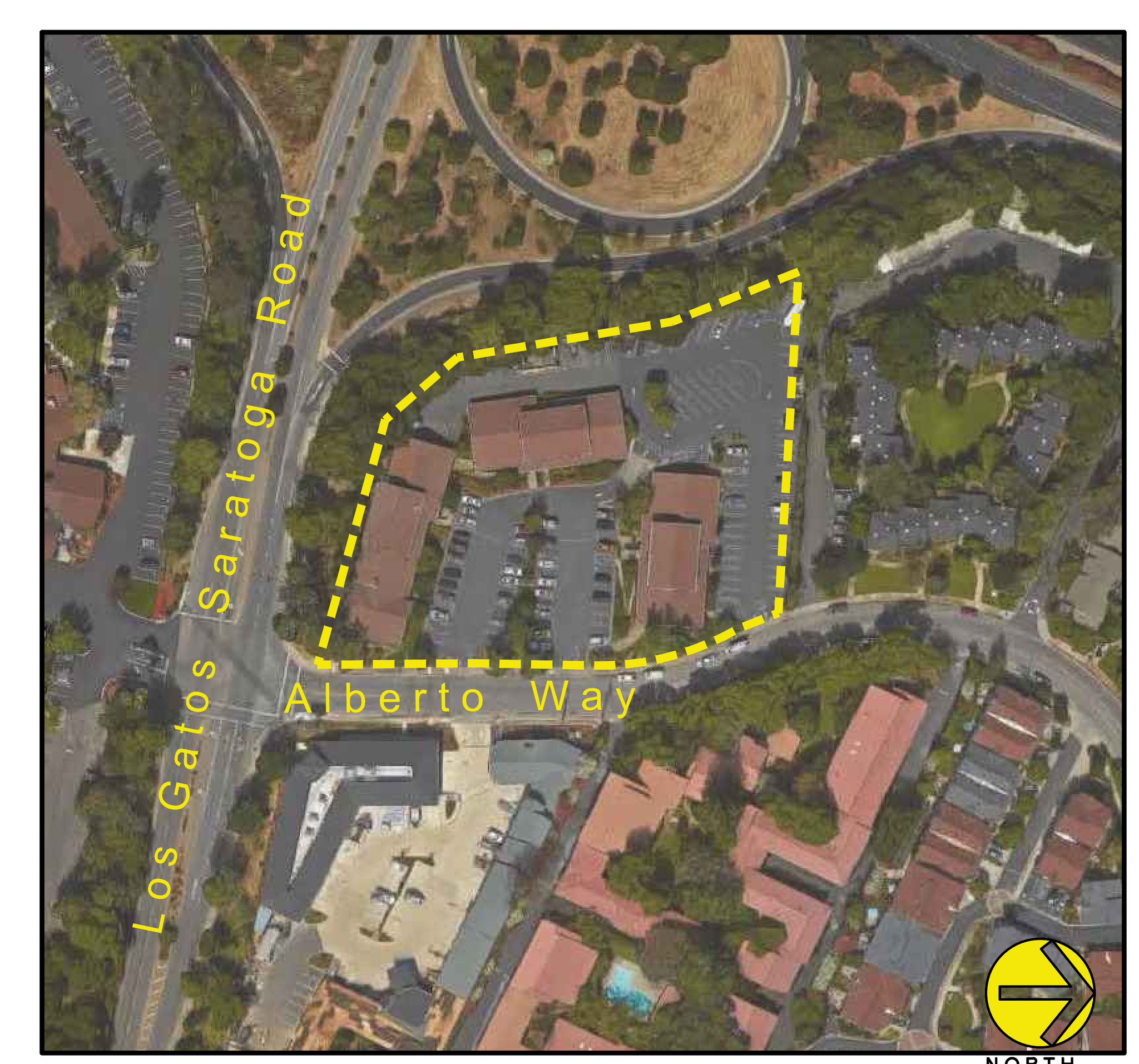


Tree locations are from the Site Survey that was conducted by Kier and Wright in June of 2015 with supplemental trees information provided in August 2015.

The specific tree information is taken directly from the Arborist report prepared for this project by Ray Morneau dated May 30, 2015. Supplemental information was provided regarding trees within 30' of the project boundary dated September 27, 2015.

The information contained within this plan is a synthesis of the surveys and the arborist reports. More detailed information regarding the survey and the arborist report can be found in the respective documents. The purpose of this plan is to graphically show the relationship of the existing site, the proposed project, and the location of existing trees. This has been prepared for reference only and does not supplant the arborist report, nor the site survey.

NORTH
Scale: 1" = 30'-0"
0' 15' 30' 60'



Aerial View

NORTH
Not to scale

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EXISTING TREE PLAN

L0.7

PROJECT NO: 153948

Hydrozone Table and ETWU

Annual ETo for Los Gatos - 42.9

Ornamental Landscape

	Hydro-zone	Valves	Planting Type	Water Use	Plant Factor	Hydrozone Area (square feet)	Percentage of Landscape	ETAF	ETAF x Area (square feet)	Type of Irrigation	Irrig. effic.	ETWU
	1	1	Biofiltration Swale	Medium	.5	1,513 sf	6.2%	.67	1,008.7	Pop-Up Rotator	.75	26,828.5
	2	2-12	At Grade Shrubs	Low	.3	15,017 sf	61.7%	.34	5,119.4	Low Flow Bubblers	.88	136,166.6
	3	13-14	Raised Planter Overstructure	Medium	.4	1,721 sf	7.1%	.45	782.3	Low Flow Bubblers	.88	20,806.9
	4	15-16	Overstructure Shrubs	Medium	.4	2,071 sf	8.5%	.45	941.4	Low Flow Bubblers	.88	25,038.4
	5	17	Raised Planter Biofiltration	Medium	.5	751 sf	3.1%	.59	441.8	Subsurface Drip	.85	11,750.1
	6	0	Cobble/Aggregate	None	0	3,251 sf	13.4%	0	0	None	1	0

Total Ornamental		24,324 sf	100%	8,293	220,590.5 gal.

Landscape Area - Ornamental Landscape	24,324 sf
ETAF x Area - Ornamental Landscape	8,293 sf
Ornamental Landscape Irrigation Efficiency	0.89 efficient
Estimated Total Water Usage (ETWU)	220,590.5 gallons
Maximum Applied Water Allowance (MAWA)	291,136.4 gallons

MAWA = (ETo)(.62)((.45xLA)+(.55xSLA))
MAWA = 42.9 * .62 *((.45 x 24,324)
MAWA = 26.6 *(10,945.8)
MAWA = 291,136.4

ETWU is less than MAWA - System meets Water Efficient Landscape Ordinance

GENERAL IRRIGATION NOTES

1. The contractor shall examine the conditions of the site prior to commencement of work. Any conditions that differ from what is shown on the plans that will affect the installation process shall be brought to the attention of the Landscape Architect and/or owner prior to work. Commencement of work implies acceptance of the conditions of the site.
2. Piping layout is diagrammatic. All irrigation items shown within paved areas are for design clarification only and are to be installed in planting areas where possible. All valves are to be placed in shrub or groundcover areas.
3. All mainline piping and control wires under paving shall be installed in separate schedule 40 PVC sleeves.
4. All lateral line piping under paving (that is not in a sleeve) shall be Schedule 40 PVC and shall be installed prior to paving.
5. All Backflow Prevention Devices and piping between the point of connection and Backflow Preventer shall be installed per local codes. The final location of the Backflow Preventer and the Automatic Controller shall be approved by the Owner's Representative. The contractor is to verify the codes and requirements of all governing agencies. Any discrepancy between requirements and the plans are to be brought to the attention of the Land. Arch. immediately.
6. 120 VAC electrical power source at the controller location shall be provided by electrical contractor. Verify location of controller prior to installation.
7. Prior to turnover of project, the irrigation contractor shall flush and adjust all irrigation heads and valves for optimum coverage with minimal over spray onto hardscape elements. Drip emitters to be adjusted to provide optimal water to each plant based on specific site conditions and water needs of each plant.
8. The irrigation system design is based on a minimum operating pressure of 55 PSI and a maximum flow demand of 20 GPM. The irrigation contractor shall verify water pressures prior to installation.
9. Weather sensor/automatic rain shutoff shall be installed on an exposed wall or soffit adjacent to the controller location per manufacturer's specifications. It must be placed to receive unimpeded rain and free from vandalism.
10. An irrigation audit may be needed by the governing jurisdiction before an occupancy permit can be issued. It is the responsibility of the contractor to schedule and pay for the audit. The audit shall be conducted by a certified auditor. The contractor shall be responsible for making revisions to the irrigation in order to pass the audit. If pop-up spray heads are specified for shrub areas, we recommend that the auditor audit the shrub spray prior to planting.

SUBSURFACE DRIP IRRIGATION NOTES:

1. Subsurface irrigation system shall be installed per the manufacturer's recommendations. It is the responsibility of the landscape contractor to ensure that layout is done properly and effective spacing is maintained so that all plant material receives adequate water. The layout as shown on the plan is to be used as a guide. Trees, utilities, and other items may require an adjustment of the layout, but effective coverage and spacing must be maintained.
2. Inpipe tubing is to be installed 2" below finish grade and min. 12" on center. Inpipe tubing must be buried within the soil and is not to be simply placed under the mulch.
3. All lateral feed line piping (source from valve) shall be 1" SCH 40 PVC.
4. The contractor is to install at least one Air Vacuum Relief Valve per subsurface circuit. An additional Air Vacuum Relief Valve is to be installed at every individual high point within the circuit to ensure that air does not hinder the flow of irrigation water.
5. Subsurface circuit valve to include a manufacturer installed pressure reducer and a wye filter with 155 mesh stainless steel screen, or equal.
6. An automatic flush valve shall be located at the end of all subsurface line runs, min. one flush valve per circuit. Refer to plan for location.

BAY FRIENDLY LANDSCAPE

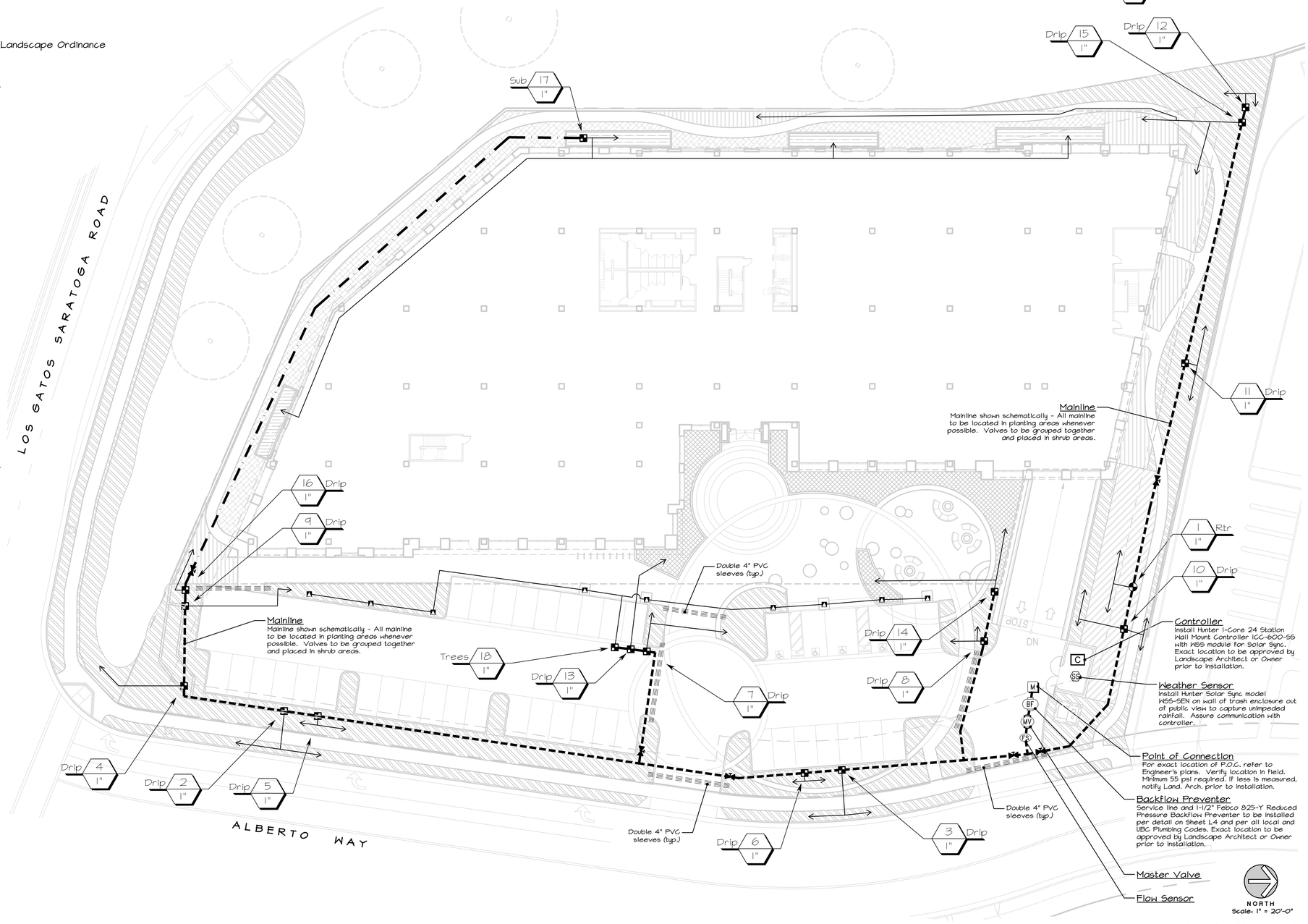
The landscape and irrigation has been designed to comply with the Bay Friendly Landscape Design Guidelines, CalGreen code requirements, and Water Efficient Landscape Ordinance (WELO) requirements.

IRRIGATION LEGEND

Symbol	Manufacturer	Description / Model No.	Nozzle	Radius	PSI	GPM
	Hunter	PROS-12-PRS40-CV with MP2000 Nozzle	Red (R) 360°	16 ft	40	1.47
	Hunter	PROS-12-PRS40-CV with MP2000 Nozzle	Black (K) 180°	16 ft	40	.74
	Hunter	PROS-12-PRS40-CV with MP2000 Nozzle	Black (K) 135°	16 ft	40	.57
	Hunter	PROS-12-PRS40-CV with MP2000 Nozzle	Black (K) 90°	16 ft	40	.40
	Hunter	PROS-12-PRS40-CV with MP1000 Nozzle	Olive (O) 360°	11 ft	40	.75
	Hunter	PROS-12-PRS40-CV with MP1000 Nozzle	Maroon (M) 180°	11 ft	40	.37
	Hunter	PROS-12-PRS40-CV with MP1000 Nozzle	Maroon (M) 135°	11 ft	40	.28
	Hunter	PROS-12-PRS40-CV with MP1000 Nozzle	Maroon (M) 90°	11 ft	40	.19
	Hunter	RZWS-18-50 Root watering, Tree Bubbler - Two per each tree location			25	1.00 (per tree)
	Approved	Install Schedule 40 PVC lateral line with IPS flex pipe and Toro LF20-PC and LF40-PC bubbler to each plant. Contractor shall monitor the water during the maintenance period and make modifications to bubblers (GPH) at each plant to ensure that all plants are getting adequate water based on specific microclimate conditions. Each plant to receive the following minimum number of bubblers: 4" and 1 Gallon shrubs (1) Toro LF20-PC Bubbler (2.0 GPH/0.033 GPM); 2 and 5 Gallon shrubs (1) Toro LF40-PC Bubbler (4.0 GPH/0.067 GPM); 15 Gallon shrubs, espaliers (2) Toro LF40-PC Bubbler (4.0 GPH/0.067 GPM); 15 Gallon trees (3) Toro LF40-PC Bubbler (4.0 GPH/0.067 GPM); 24" Box Trees (4) Toro LF40-PC Bubbler (4.0 GPH/0.067 GPM); 36" Box Trees (4) Toro LF40-PC Bubbler (4.0 GPH/0.067 GPM). Bubblers to be spaced equally around plant.				
	Toro	DL2000-RSP-412 5/8" diameter tubing with 1 GPH emitters placed at 12" O.C. with tubing spaced in parallel lines at 12" on center for turf and other areas listed as 12" on center - see plan.				

M	Approved	1" Point of Connection - See the civil engineer's plan and verify in field the location and size of the water meter and service. POC shall meet all governmental code requirements.
BF	Febco	LF825Y Reduced Pressure Backflow Preventer (lead free) - see plan for size.
	Hunter	ICV Series Automatic Remote-Control Valve: See Plan for size.
	Hunter	ICZ-101 for 1" drip valve kit
	Nibco	T-113 Gate Valve: Line size.
C	Hunter	I-Core 24 Station Exterior Wall-Mount Controller; ICC-600-SS with quantity ICM-600 module as needed to meet quantity of stations as specified. Include WSS module for Solar-Sync.
SS	Hunter	Solar-Sync - model WSS-SEN; Install on wall of trash enclosure away from drip line of trees. Install per manufacturer's specifications. Controller and Solar-Sync to be installed with modules and receivers as needed for operation.
	Approved	Schedule 40 PVC Pressurized Mainline: See Plan for size.
	Approved	Schedule 40 PVC Pressurized Mainline in garage with connections through the podium to provide irrigation to the planters over the garage structure. This irrigation mianline will be coordinated with the mechanical engineer's plumbing plans.
	Approved	Schedule 40 PVC Lateral Line: See Plan for size.
	Approved	Schedule 40 PVC Sleeve (two per location)

Valve Callout
Valve Number
Valve Flow
Valve Size



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PRELIMINARY
IRRIGATION PLAN

L0.8

PROJECT NO: 153948

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TOPOGRAPHIC SURVEY NOTES

1. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY CHICAGO TITLE COMPANY, DATED DECEMBER 19, 2014, ORDER NO. FWPS-2989141041MC. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.

2. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL UNKNOWN UNDERGROUND UTILITIES.) HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.

3. BENCHMARK:
TOWN OF LOS GATOS BM LG#44; A BRASS DISK IN A MONUMENT WELL IN LOS GATOS-SARATOGA ROAD AT ALBERTO WAY;
ELEVATION: 353.33 FEET (DATUM) TOWN OF LOS GATOS DATUM

4. A.P.N.: 529-23-018

5. FLOOD ZONE NOTE:
THIS SITE IS IN FLOOD ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS OF PROTECTED LEVEES FROM 1% ANNUAL CHANCE FLOOD. PER FLOOD INSURANCE RATE MAP COMMUNITY NO. 060343 0375 H, DATED MAY 18, 2009.

6. BASIS OF BEARINGS:
THE BEARING OF NORTH 74°01'05" WEST TAKEN ON THE MONUMENT LINE OF SARATOGA LOS-GATOS ROAD AS SHOWN ON THAT RECORD OF SURVEY FILED FOR RECORD ON JANUARY 24, 1963 IN BOOK 156 OF MAPS AT PAGE 33, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.

6. THE SIGHTS OVERALL SLOPE IS 1.79% IN THE NORTH-EAST ( ) DIRECTION.

CURVE TABLE			
CURVE	RADIUS	DEGREE	LENGTH
C1	114.53'	8°08'44"	16.28'
C2	114.53'	18°39'40"	47.07'
C3	289.77'	9°40'16"	48.91'

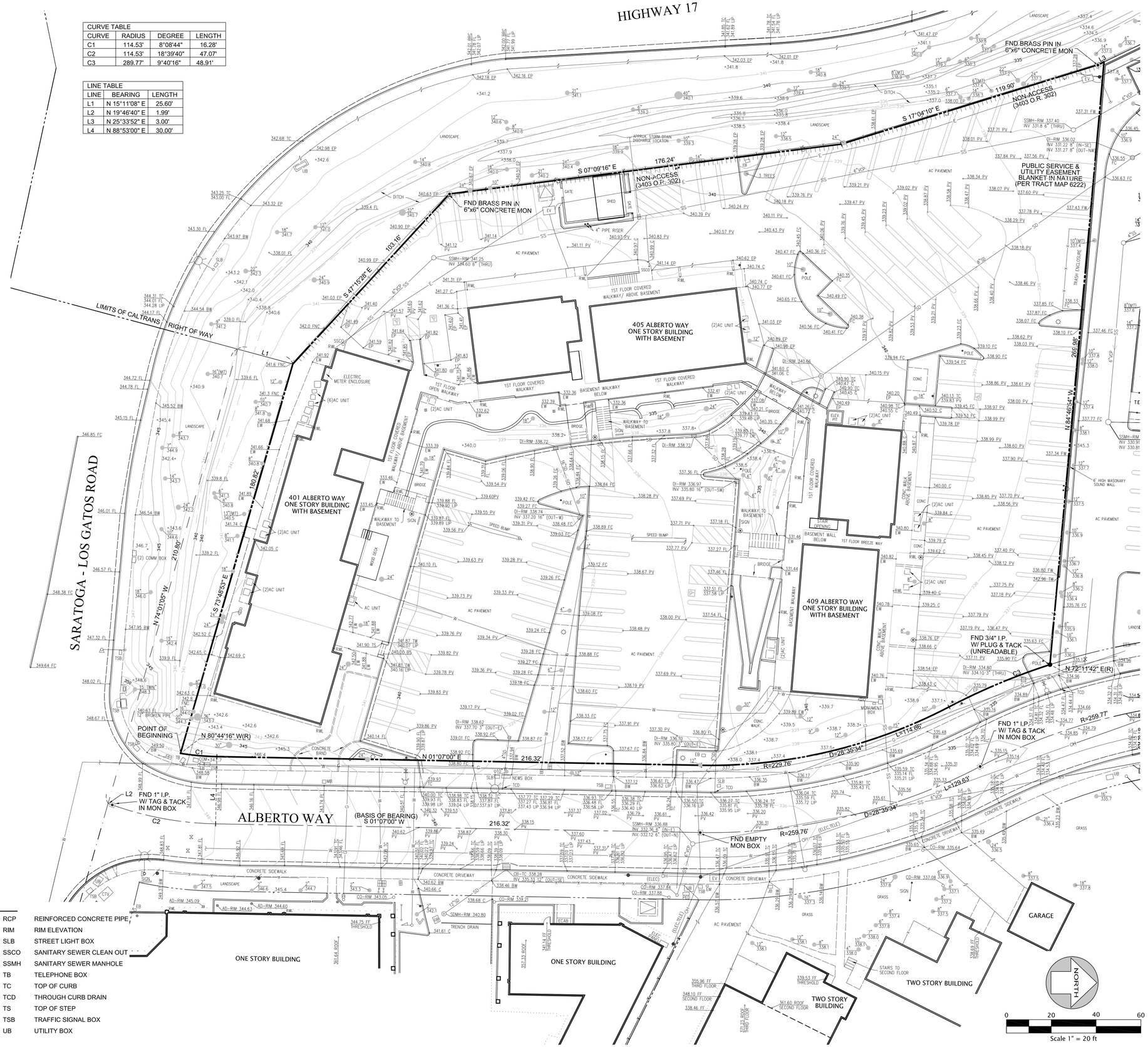
LINE TABLE		
LINE	BEARING	LENGTH
L1	N 15°11'08" E	25.60'
L2	N 19°46'40" E	1.99'
L3	N 25°33'52" E	3.00'
L4	N 88°53'00" E	30.00'

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- MONUMENT LINE
- NON-ACCESS
- BUILDING LINE
- BUILDING OVERHANG
- FOUND MONUMENT AS NOTED
- FOUND IRON PIPE OR AS NOTED
- BOLLARD LIGHT
- LIGHT
- STREET LIGHT
- TRANSFORMER
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- MANHOLE
- CLEAN OUT
- GAS METER
- UTILITY POLE W/ GUY WIRE
- VALVE
- CATCH BASIN / DROP INLET
- WATER METER
- BACK FLOW PREVENTER
- UTILITY BOX (SIZE VARIES)
- SIGN
- BOLLARD
- TREE W/ SIZE (10")
- SPOT ELEVATION (100.00)
- CONTOUR
- INDEX CONTOUR (15)
- CURB
- CURB & GUTTER
- CONCRETE
- FENCE
- RETAINING WALL
- EDGE OF PAVEMENT
- SANITARY SEWER (SS)
- STORM DRAIN (SD)
- WATER (W)
- GAS (G)
- UNDERGROUND ELECTRIC (E)
- OVERHEAD (OH)

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	EW	EDGE OF WALK	RCP	REINFORCED CONCRETE PIPE
BS	BOTTOM OF STEP	FC	FACE OF CURB	RIM	RIM ELEVATION
BW	BACK OF WALK	FF	FINISH FLOOR	SLB	STREET LIGHT BOX
COM	COMMUNICATION	FL	FLOW LINE	SSCO	SANITARY SEWER CLEAN OUT
CONC	CONCRETE	FNC	FENCE	SSMH	SANITARY SEWER MANHOLE
CTV	CABLE TELEVISION BOX	FW	FACE OF WALL	TB	TELEPHONE BOX
DI	DROP INLET	INV	INVERT ELEVATION	TC	TOP OF CURB
EB	ELECTRIC BOX	LIP	LIP OF GUTTER	TCD	THROUGH CURB DRAIN
ECAB	ELECTRIC CABINET	MB	MAIL BOX	TS	TOP OF STEP
EP	EDGE OF PAVEMENT	(MT)	MULTIPLE TRUNKS	TSB	TRAFFIC SIGNAL BOX
EV	ELECTRIC VAULT	PV	PAVEMENT	UB	UTILITY BOX



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Topographic & Boundary Survey

C1.0

PROJECT NO: A15062

LEGEND

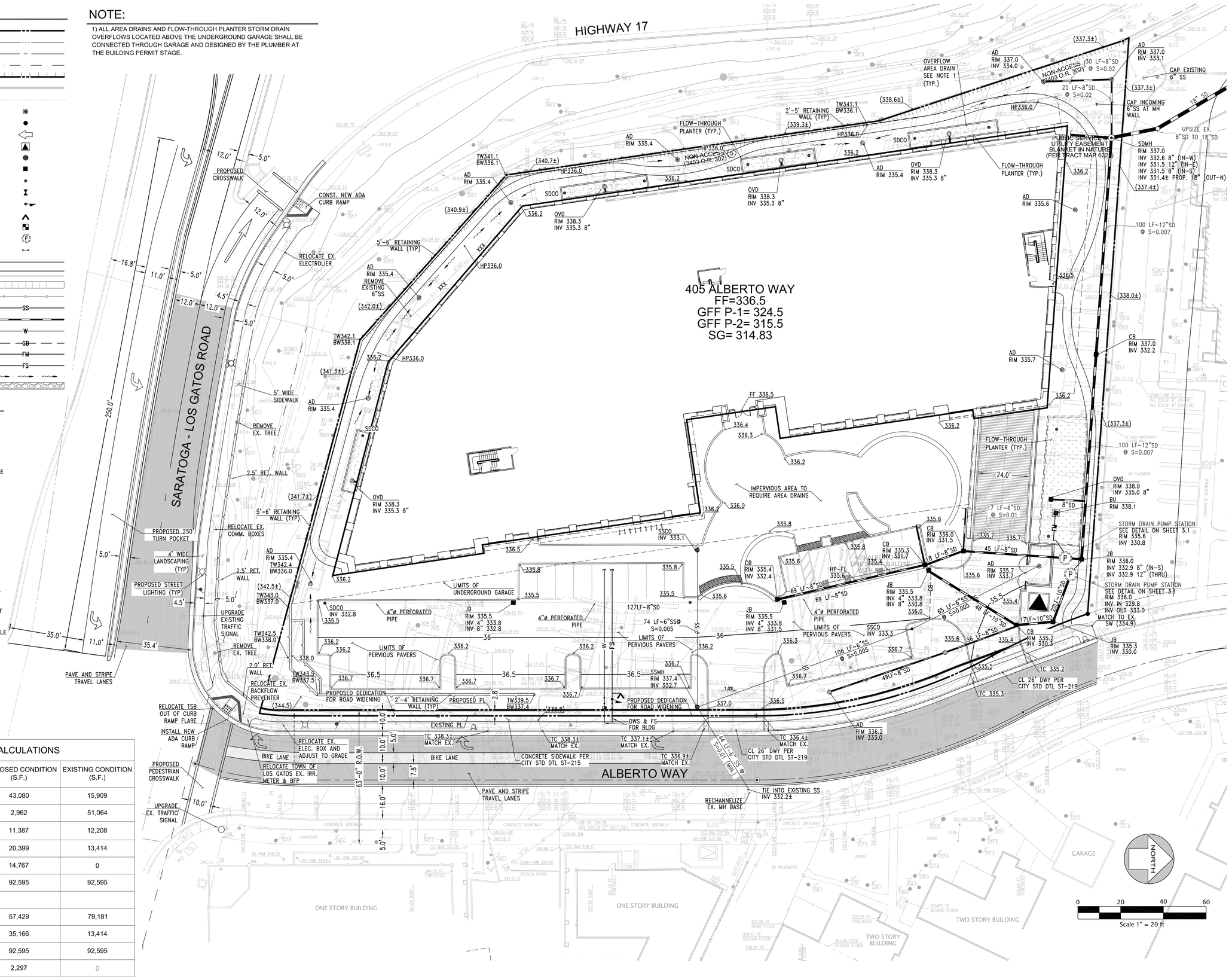
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- MONUMENT LINE
- NON-ACCESS
- BUILDING LINE
- BUILDING OVERHANG
- FOUND MONUMENT AS NOTED
- FOUND IRON PIPE OR AS NOTED
- OVERLAND RELEASE
- TRANSFORMER
- MANHOLE
- AREA DRAIN
- CLEAN OUT
- VALVE
- POST INDICATOR VALVE
- FIRE DEPARTMENT CONNECTION
- WATER METER
- WATER PUMP
- BACK FLOW PREVENTER
- CURB
- CURB & GUTTER
- CONCRETE
- FENCE
- SANITARY SEWER (SS)
- STORM DRAIN
- WATER (W)
- GRADE BREAK (GB)
- FORCE MAIN (FM)
- FIRE SERVICE (FS)
- FLOW LINE
- RIP RAP

ABBREVIATIONS

AD	AREA DRAIN
BLDG	BUILDING
BU	BUBBLER
CL	CENTERLINE
DTL	DETAIL
DWS	DOMESTIC WATER SERVICE
DWY	DRIVEWAY
EX.	EXISTING
FF	FINISHED FLOOR
FS	FIRE SERVICE
GB	GRADE BREAK
GFF	GARAGE FINISHED FLOOR
INV	INVERT ELEVATION
OVD	OVERFLOW DRAIN
LF	LINEAR FEET
RIM	RIM ELEVATION
SCG	SLOTTED CURB & GUTTER
SD	STORM DRAIN
SDCO	STORM DRAIN CLEAN OUT
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
TC	TOP OF CURB
TYP.	TYPICAL

NOTE:

1) ALL AREA DRAINS AND FLOW-THROUGH PLANTER STORM DRAIN OVERFLOWS LOCATED ABOVE THE UNDERGROUND GARAGE SHALL BE CONNECTED THROUGH GARAGE AND DESIGNED BY THE PLUMBER AT THE BUILDING PERMIT STAGE.



AREA CALCULATIONS

AREA	PROPOSED CONDITION (S.F.)	EXISTING CONDITION (S.F.)
BUILDING FOOTPRINT	43,080	15,909
STREETS & PARKING	2,962	51,064
S/W, PATIOS, PATHS ETC.	11,387	12,208
LANDSCAPE	20,399	13,414
PERVIOUS PAVING	14,767	0
TOTAL	92,595	92,595
IMPERVIOUS SURFACES	57,429	79,181
PERVIOUS SURFACES	35,166	13,414
TOTAL	92,595	92,595
BIO-TREATMENT AREA	2,297	0

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Preliminary Grading Drainage & Utility Plan

C2.0

PROJECT NO: A15062

LEGEND

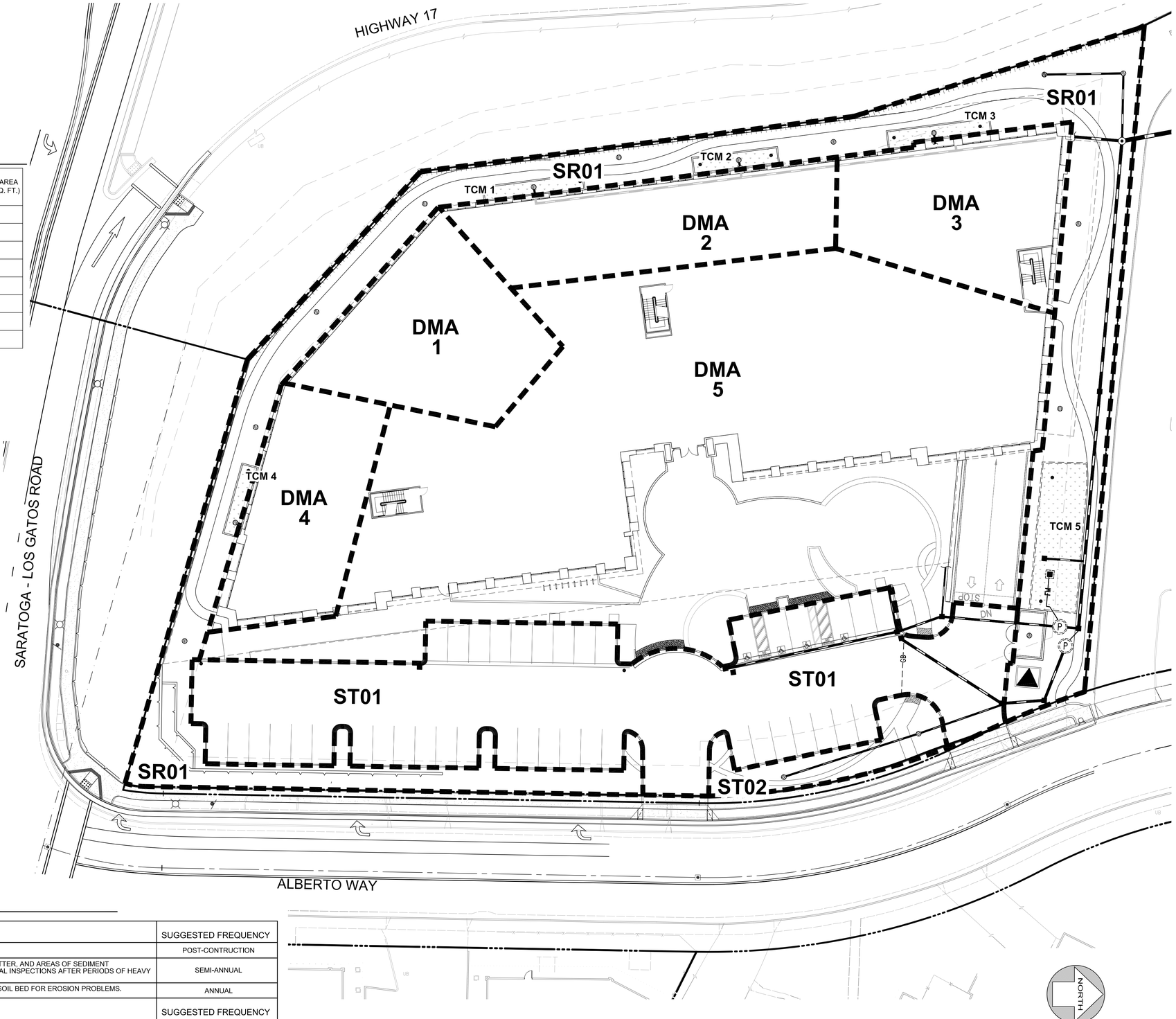
DRAINAGE AREA LIMITS	
BIOTREATMENT AREA	
DRAINAGE MANAGEMENT AREA	DMA
TREATMENT CONTROL MEASURE	TCM
SELF TREATING	ST
SELF RETAINING	SR

TREATMENT SUMMARY

AREA	TCM	TREATMENT TYPE	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	PERVIOUS AREA (SQ. FT.)	TREATMENT AREA PROVIDED (SQ. FT.)
DMA 01	TCM 01	BIORETENTION	5,166	5,166	0	216
DMA 02	TCM 02	BIORETENTION	5,326	3,531	0	205
DMA 03	TCM 03	BIORETENTION	5,273	4,195	0	222
DMA 04	TCM 04	BIORETENTION	4,459	3,780	0	170
DMA 05	TCM 05	BIORETENTION	35,909	35115	794	1,084
ST01	-	SELF TREATING	16,185	-	16,185	-
ST02	-	SELF TREATING	1,479	-	1,479	-
SR01	-	SELF RETAINING	18,798	2,154	2,875	-

STORMWATER CONTROL NOTES

1. THE EXISTING SITE SOILS CONSIST OF CLAY (TYPE D) SOILS.
2. THE SITE STORM DRAIN RUNOFF WILL BE FILTERED BY BIOTREATMENT AREAS. ALL STORM WATER DRAINS TO THE PUBLIC STORM DRAIN SYSTEM AT THE NORTHWEST PORTION OF THE SITE.
3. POTENTIAL POLLUTANTS INCLUDE MOTOR VEHICLE LUBRICANTS, COOLANTS, DISC BRAKE DUST, LITTER AND DEBRIS. POLLUTANT SOURCE AREAS INCLUDE THE ASPHALT CONCRETE PARKING LOT AND DRIVE AISLES, THE ROOF OF THE BUILDING, AND THE SITE STORM DRAIN INLETS. ALL INLETS WILL BE MARKED "NO DUMPING - DRAINS TO BAY". THE PARKING LOT SHALL BE SWEPT REGULARLY TO PREVENT THE ACCUMULATION OF LITTER AND DEBRIS.
4. BIOTREATMENT AREA SHOWN ARE SCHEMATIC AND WILL BE ADJUSTED DURING FINAL DESIGN.
5. BIOTREATMENT SIZING IS BASED ON THE FLOW BASED CALCULATIONS METHOD (SIMPLIFIED SIZING METHOD) PER SCVURPPP HANDBOOK CHAPTER 5. FINAL SIZING MAY BE BASED ON EITHER THE FLOW BASED OR COMBINATION FLOW/VOLUME BASED METHOD ALLOWED IN CHAPTER 5.
6. STORMWATER IS INTENDED TO ENTER BIOTREATMENT AREAS FROM PAVED AREAS VIA CURB SLOTS ADJACENT TO POND. DOWNSPOUTS WILL BE DISCONNECTED AND DISCHARGE TO FLOW THROUGH PLANTERS AROUND PERIMETER OF BUILDING AS MAIN SOURCE OF TREATMENT FOR ROOF AREAS.
7.
8. MAINTENANCE OF STORMWATER TREATMENT MEASURES AND SOURCE CONTROLS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE TOWN SHOULD REQUIRE A MAINTENANCE AGREEMENT ESTABLISHING THE PROPERTY OWNER'S RESPONSIBILITY.



BIOTREATMENT MAINTENANCE

INSPECTION ACTIVITIES	SUGGESTED FREQUENCY
• INSPECT AFTER SEEDING AND AFTER FIRST MAJOR STORMS FOR ANY DAMAGES.	POST-CONTRUCTION
• INSPECT FOR SIGNS OF EROSION, DAMAGE TO VEGETATION, CHANNELIZATION OF FLOW, DEBRIS AND LITTER, AND AREAS OF SEDIMENT ACCUMULATION. PERFORM INSPECTIONS AT THE BEGINNING AND END OF THE WET SEASON. ADDITIONAL INSPECTIONS AFTER PERIODS OF HEAVY RUNOFF ARE DESIRABLE.	SEMI-ANNUAL
• INSPECT GRASS ALONG SIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES, AND SAND/SOIL BED FOR EROSION PROBLEMS.	ANNUAL
MAINTENANCE ACTIVITIES	**SUGGESTED FREQUENCY**
• MOW GRASS TO MAINTAIN A HEIGHT OF 3-4 INCHES, FOR SAFETY, AESTHETIC, OR OTHER PURPOSES. LITTER SHOULD ALWAYS BE REMOVED PRIOR TO MOWING. CLIPPINGS SHOULD BE COMPOSTED. • IRRIGATE DURING DRY SEASON (APRIL THROUGH OCTOBER) OR WHEN NECESSARY TO MAINTAIN THE VEGETATION. • PROVIDE WEED CONTROL, IF NECESSARY TO CONTROL INVASIVE SPECIES.	AS NEEDED (FREQUENT, SEASONALLY)
• REMOVE LITTER, BRANCHES, ROCKS BLOCKAGES AND OTHER DEBRIS AND DISPOSE OF PROPERLY. • REPAIR ANY DAMAGED AREAS IDENTIFIED DURING INSPECTIONS. EROSION RILLS OR GULLIES SHOULD BE CORRECTED AS NEEDED. BARE AREAS SHOULD BE REPLANTED AS NECESSARY.	SEMI-ANNUAL
• CORRECT EROSION PROBLEMS IN THE SAND/SOIL BED. • PLANT AN ALTERNATIVE GRASS SPECIES IF THE ORIGINAL GRASS COVER HAS NOT BEEN SUCCESSFULLY ESTABLISHED. RESEED AND APPLY MULCH TO DAMAGED AREAS.	ANNUAL (AS NEEDED)
• REMOVE ALL ACCUMULATED SEDIMENT THAT MAY OBSTRUCT THE PROPER OPERATION OF THE BIO TREATMENT POND. SEDIMENT SHOULD BE REMOVED WHEN IT BUILDS UP TO 3 IN. AT ANY SPOT, OR COVERS VEGETATION, OR ONCE IT HAS ACCUMULATED TO 10% OF THE ORIGINAL DESIGN VOLUME. REPLACE THE GRASS AREAS DAMAGED IN THE PROCESS. • ROTOTILL OR CULTIVATE THE SURFACE OF THE SAND/SOIL BED OF IF THE TREATMENT AREA DOES NOT DRAW DOWN WITHIN 48 HOURS.	AS NEEDED (INFREQUENT)

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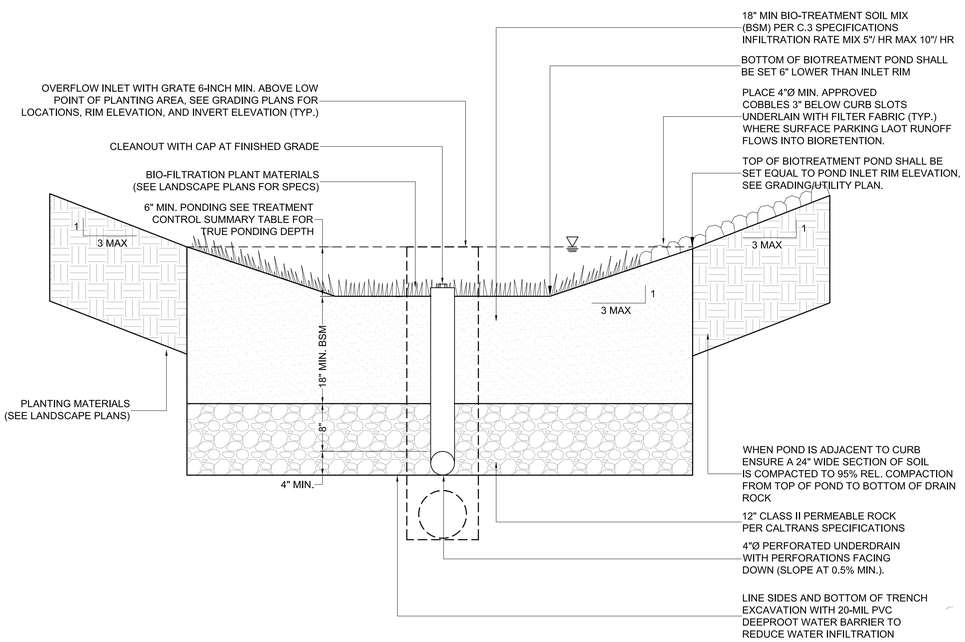
Preliminary Stormwater Management Calculations & Notes

C3.0

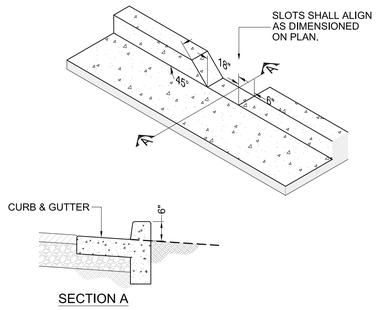
PROJECT NO: A15062



1. BIORETENTION AREAS SHALL BE CONSTRUCTED UNDER THE OBSERVATION OF THE SOILS ENGINEER.
2. SOIL AT BOTTOM OF RETENTION AREA SHALL HAVE A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM RATE OF 10 INCHES/HOUR.
3. IN-SITU TESTING SHALL BE PERFORMED BY THE SOILS ENGINEER TO VERIFY PERCOLATION RATE.
4. SEE TREATMENT CONTROL SUMMARY TABLE ON SHEET C3.3 FOR REQUIRED PONDING DEPTH OF EACH BIOTREATMENT POND.

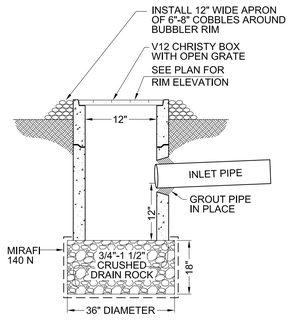
NOT TO SCALE

BIORETENTION AREA 5



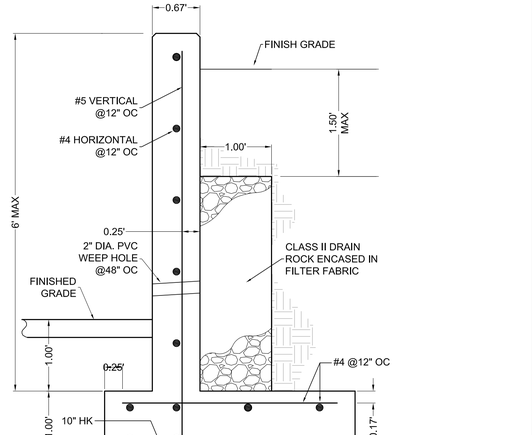
NOT TO SCALE

SLOTTED CURB & GUTTER 3



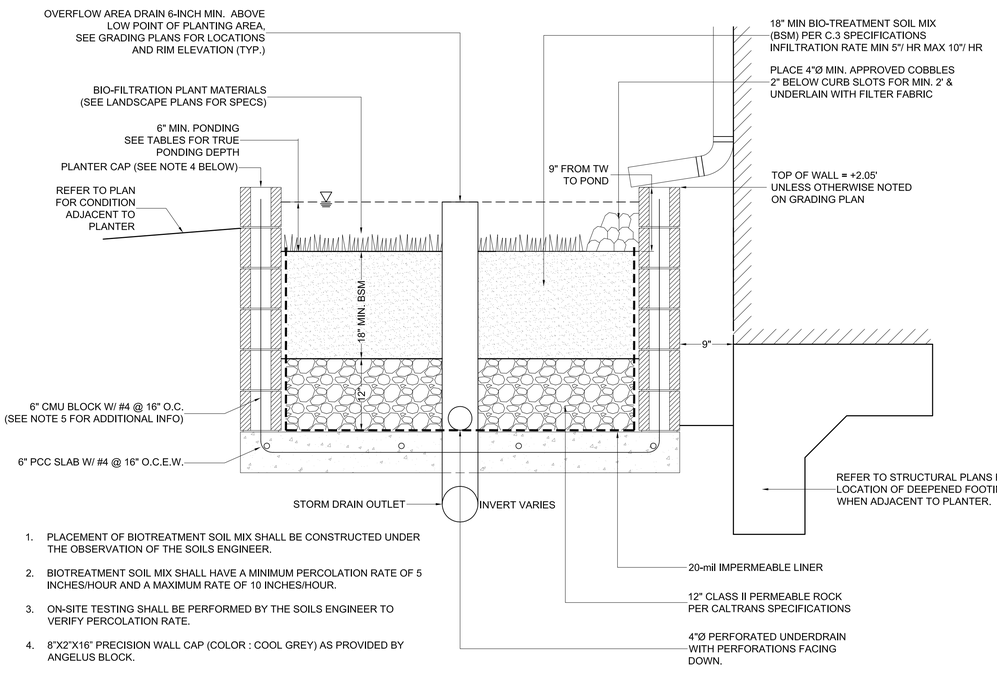
NOT TO SCALE

BUBBLER 4



NOT TO SCALE

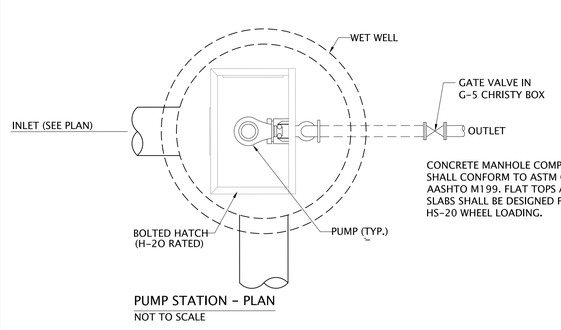
RETAINING WALL 1



1. PLACEMENT OF BIOTREATMENT SOIL MIX SHALL BE CONSTRUCTED UNDER THE OBSERVATION OF THE SOILS ENGINEER.
2. BIOTREATMENT SOIL MIX SHALL HAVE A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM RATE OF 10 INCHES/HOUR.
3. ON-SITE TESTING SHALL BE PERFORMED BY THE SOILS ENGINEER TO VERIFY PERCOLATION RATE.
4. 8"X2"X16" PRECISION WALL CAP (COLOR : COOL GREY) AS PROVIDED BY ANGELUS BLOCK.
5. USE SINGLE SIDED SPLIT FACE BLOCK (COLOR : COOL GREY) BY ANGELUS BLOCK FOR ABOVE GRADE PLANTER.
6. REFER TO GRADING PLANS FOR CLEANOUT LOCATION.
7. MAINTENANCE OF STORMWATER TREATMENT MEASURES AND SOURCE CONTROLS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

NOT TO SCALE

FLOW-THROUGH PLANTER 6

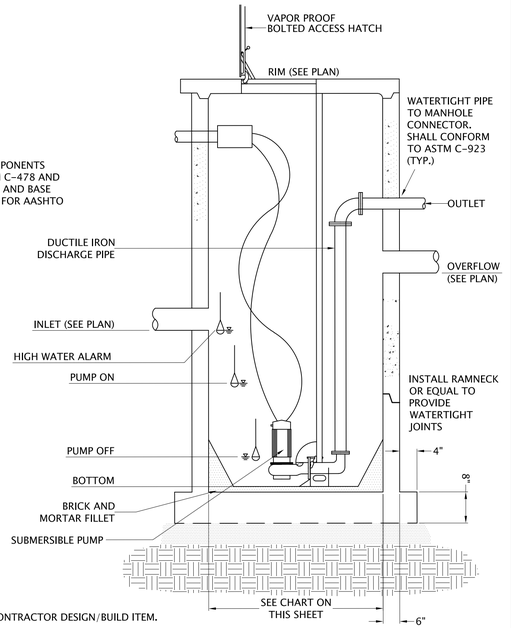


PUMP STATION – PLAN

NOT TO SCALE

CONCRETE MANHOLE COMPONENTS SHALL CONFORM TO ASTM C-478 AND AASHTO M199. FLAT TOPS AND BASE SLABS SHALL BE DESIGNED FOR AASHTO HS-20 WHEEL LOADING.

STORMWATER PUMP STATION	SIMPLEX	
PUMP MODEL	MYERS	4VX15VH6-43 6.625" Imp.
PUMP FLOW RATE (CFS)	0.29	
PS MANHOLE DIAMETER (FT)	4	
PS MH RIM (ELEV)	SEE CIVIL	
LOW INFLOW PIPE INV (ELEV)	471.9	12" IN-N
GRAVITY OUTFLOW PIPE INV (ELEV)	0.08	8" OUT-W
WETWELL INVERT (ELEV)	468.17	
PUMP ON (ELEV)	471.4	
PUMP OFF (ELEV)	469.17	
HIGH LEVEL OFF (ELEV)	474.65	
HIGH LEVEL ON (ELEV)	474.15	
POND BUBBLE UP RIM (ELEV)	477.9	



PUMP NOTES:

1. VAULT, LID, BASE, ACCESS OPENING, CONTROLS, ELECTRICAL SUPPLY, AND FLOAT SWITCHES, SHALL BE A CONTRACTOR DESIGN/BUILD ITEM.
2. THE CONTRACTOR IS RESPONSIBLE FOR PERMIT PROCESSING AS REQUIRED FOR INSTALLATION OF THE PUMP STATIONS.
3. THE CONTRACTOR, AS REQUIRED BY THE REVIEWING AGENCY, SHALL SUPPLY DRAWINGS, DOCUMENTATION, AND CUT SHEETS.
4. PUMPS SHALL BE A SUBMERSIBLE TYPE CAPABLE OF PASSING 2" SOLIDS.
5. PUMPS SHALL BE SIZED TO DELIVER REQUIRED GPM PER TABLE TO THE STRUCTURE SHOWN ON THE PLAN.
6. PUMPS SHALL BE MOUNTED ON STAINLESS STEEL RAILS WITH ATTACHED CHAIN FOR DISCONNECTION AND RECOVERY OF THE PUMP ASSEMBLY WITHOUT ENTERING THE VAULT.
7. PUMP STATION SHALL BE DESIGNED AS A SIMPLEX (ONE PUMP) OR DUPLEX (TWO PUMP) FOR A NON-EXPLOSIVE ENVIRONMENT.
8. SEE PLAN FOR INVERT AND RIM ELEVATIONS.

NOT TO SCALE

CONCEPTUAL STORM DRAIN PUMP STATION 2

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Preliminary Details

C3.1

PROJECT NO: A15062

LEGEND

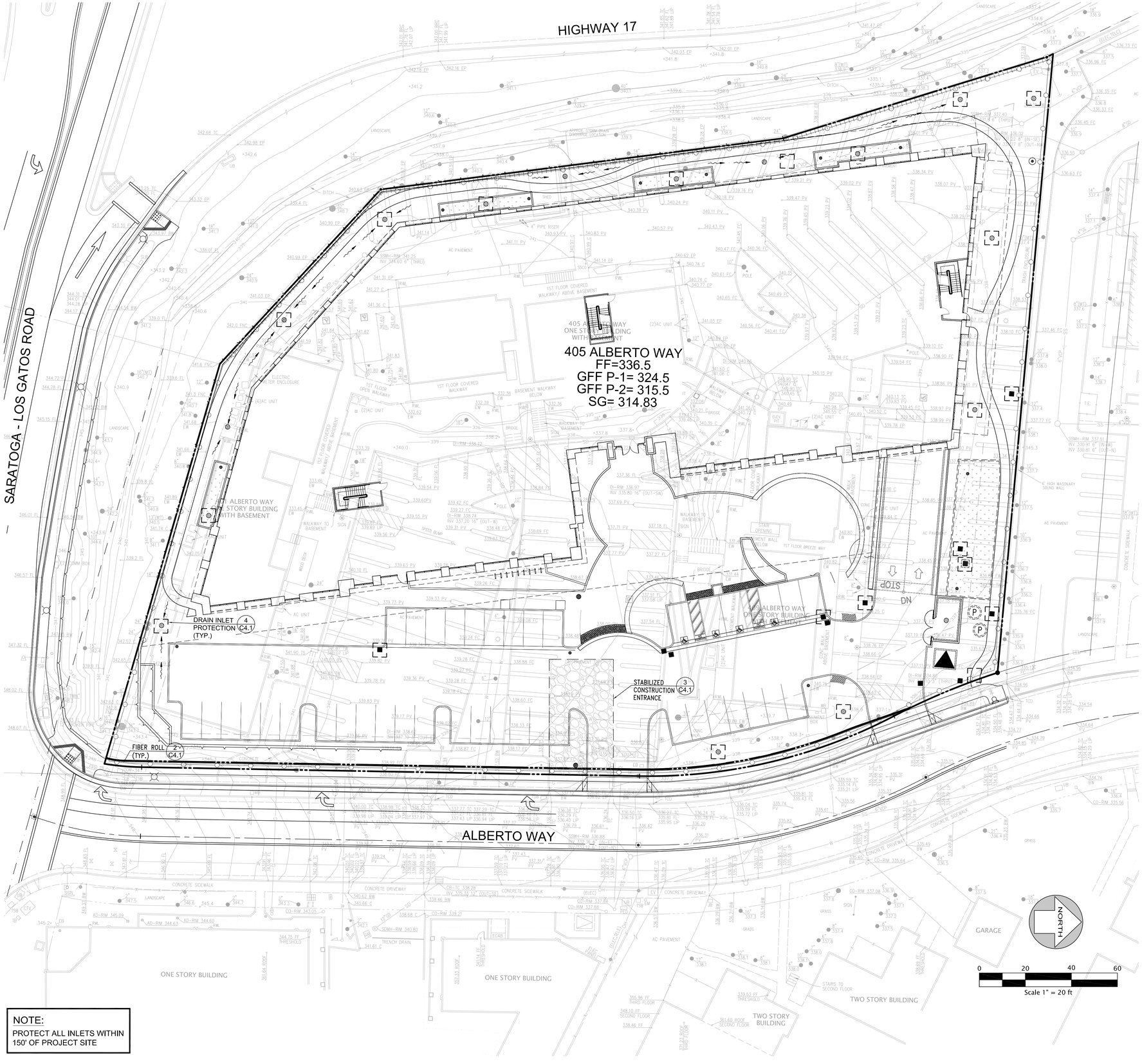
FIBER ROLL EROSION BARRIER
DETAIL 2, SHEET C4.1

DRAIN INLET PROTECTION
DETAIL 4, SHEET C4.1

STABILIZED CONSTRUCTION ENTRANCE
DETAIL 3, SHEET C4.1

NOTE:

1) ALL AREA DRAINS AND FLOW-THROUGH PLANTER STORM DRAIN OVERFLOWS LOCATED ABOVE THE UNDERGROUND GARAGE SHALL BE CONNECTED THROUGH GARAGE AND DESIGNED BY THE PLUMBER AT THE BUILDING PERMIT STAGE.



NOTE:
PROTECT ALL INLETS WITHIN 150' OF PROJECT SITE

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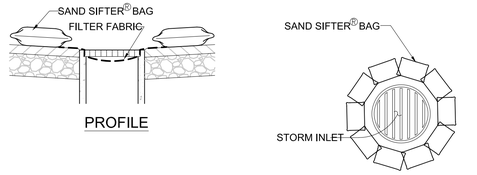
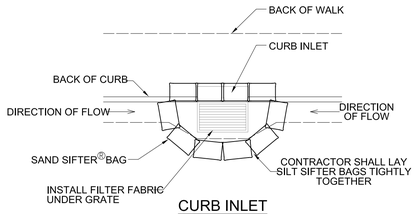
Preliminary
Erosion Control Plan

C4.0

PROJECT NO: A15062



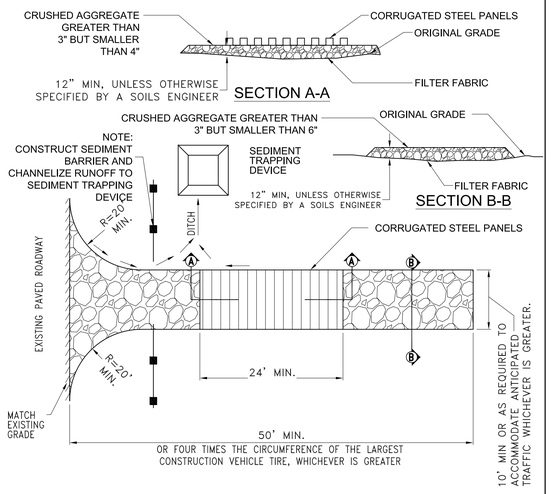


CURB INLET

NOTES:
1. PLACE SAND SIFTER BAGS ON GENTLY SLOPING STREET SEGMENTS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. INSPECT BAGS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, REPLACE BAGS AS NECESSARY. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

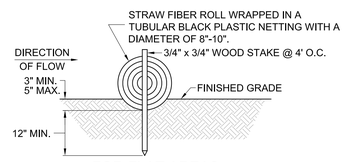
NOT TO SCALE

DRAIN INLET PROTECTION | 4



NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE | 3

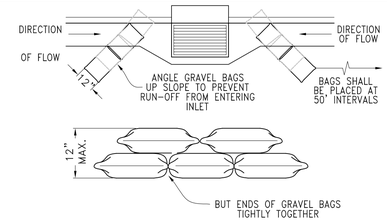


FOR FLAT AREAS

NOTES:
1. FIBER ROLL COMPOSED OF BIO-DEGRADEABLE FIBERS STUFFED INTO A PHOTO-DEGRADEABLE OPEN WEAVE NETTING.
2. FIBER ROLL EROSION BARRIER TRAPS SEDIMENT AND REDUCES SHEET AND HILL SIDE EROSION BY REDUCING SLOPE GRADIENT. IT INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
3. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH 3"-5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

NOT TO SCALE

FIBER ROLL EROSION BARRIER | 2



MATERIALS:

1. BAG MATERIAL: BAGS SHALL BE WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MINIMUM UNIT WEIGHT 135 G/M2 (FOUR OUNCES PER SQUARE YARD), MULLEN BURST STRENGTH EXCEEDING 2,070 KPA (300 PSI) IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D3786, AND ULTRAVIOLET STABILITY EXCEEDING 70% IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D4355.
2. BAG SIZE: EACH GRAVEL-FILLED BAG SHALL HAVE A LENGTH OF 450 MM (18 IN), WIDTH OF 300 MM (12 IN), THICKNESS OF 75 MM (3 IN), AND MASS OF APPROXIMATELY 15 KG (33 LB). BAG DIMENSIONS ARE NOMINAL, AND MAY VARY BASED ON LOCALLY AVAILABLE MATERIALS. ALTERNATIVE BAG SIZES SHALL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL PRIOR TO DEPLOYMENT.
3. FILL MATERIAL: GRAVEL SHALL BE BETWEEN 10 MM AND 20 MM (0.4 AND 0.8 INCH) IN DIAMETER, AND SHALL BE CLEAN AND FREE FROM CLAY BALLS, ORGANIC MATTER, AND OTHER DELETERIOUS MATERIALS. THE OPENING OF GRAVEL-FILLED BAGS SHALL BE BETWEEN 13 KG AND 22 KG (28 AND 48 LB) IN MASS. FILL MATERIAL IS SUBJECT TO APPROVAL BY THE SOILS ENGINEER.

INSPECTION AND MAINTENANCE:

1. INSPECT GRAVEL BAG BERMS BEFORE AND AFTER EACH RAINFALL EVENT, AND WEEKLY THROUGHOUT THE RAINY SEASON.
2. RESHAPE OR REPLACE GRAVEL BAGS AS NEEDED, OR AS DIRECTED BY THE INSPECTOR.
3. REPAIR WASHOUTS OR OTHER DAMAGES AS NEEDED, OR AS DIRECTED BY THE INSPECTOR.
4. INSPECT GRAVEL BAG BERMS FOR SEDIMENT ACCUMULATIONS AND REMOVE SEDIMENTS WHEN ACCUMULATION REACHES ONE-THIRD OF THE BERM HEIGHT. REMOVED SEDIMENT SHALL BE INCORPORATED IN THE PROJECT AT LOCATIONS DESIGNATED BY THE INSPECTOR OR DISPOSED OF OUTSIDE THE RIGHT-OF-WAY IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS.

NOT TO SCALE

GRAVEL BAG | 1

RISK LEVEL 2 EROSION CONTROL NOTES

1. EROSION CONTROL FACILITIES AND MEASURES ARE TO BE INSTALLED AND OPERABLE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL CONTINUE IN EFFECT UNTIL INSTALLATION OF THE PERMANENT PROJECT LANDSCAPING AND PAVING.
2. CHANGES TO THE EROSION CONTROL MEASURES INDICATED ON THESE PLANS AND DESCRIBED HEREIN TO ACCOMMODATE FIELD CONDITIONS MAY BE MADE ONLY WITH THE PRIOR APPROVAL OF OR AT THE DIRECTION OF THE QUALIFIED SWPPP PRACTITIONER (QSP) OR QUALIFIED SWPPP DEVELOPER (QSD).
3. CONTRACTOR/QSP SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIER & WRIGHT PER THE CURRENT NPDES GENERAL PERMIT. THE SWPPP SHALL BE KEPT ON-SITE AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) - REGION 2 AND/OR THE CITY.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MONITORING AND REPORTING. THE OWNER SHALL REGISTER THE PROJECT VIA THE SMARTS SYSTEM AND ESTABLISH ACCESS FOR THE QUALIFIED SWPPP DEVELOPER, PRACTITIONER AND CONTRACTOR. ANNUAL REPORTS MUST BE SUBMITTED TO THE BOARD BY SEPTEMBER 1ST OF EACH YEAR FOR PROJECT WITH AN ACTIVE WDID NUMBER.
5. ALL REPAIRS TO EROSION CONTROL MEASURES SHALL BE DOCUMENTED IN THE SWPPP UNDER ATTACHMENT 4.
6. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE QSP (OR PERSONNEL PROPERLY TRAINED BY THE QSP) AND REPAIRED, AS REQUIRED, AT THE CONCLUSION OF EACH WORKING DAY DURING CONSTRUCTION. THE QSP SHALL INSPECT THE EROSION CONTROL FACILITIES AND MAKE NECESSARY REPAIRS THERETO PRIOR TO ANTICIPATED STORMS, AND SHALL PERIODICALLY INSPECT THE SITE AT REASONABLE INTERVALS DURING STORMS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE REPAIRED IMMEDIATELY.
7. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE. THE CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (3"-5" IN DIAMETER) AT LEAST TWELVE (12) INCHES THICK BY FIFTY (50) FEET LONG BY TWELVE (12) FEET WIDE AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED. REFER TO ATTACHMENT 1, DETAIL TC-1, OF THE SWPPP FOR ADDITIONAL INFORMATION.
8. STORM DRAIN INLET PROTECTION SHALL BE CONSTRUCTED AROUND EACH STORM INLET AS INDICATED ON THE EROSION CONTROL PLAN. INLET PROTECTION SHALL BE MAINTAINED IN PLACE UNTIL THE CONCLUSION OF THE SITE PAVING AND THE INSTALLATION OF PERMANENT LANDSCAPING. ALL INLETS WHICH ARE NOT PROTECTED SHALL BE COMPLETELY BLOCKED AS LONG AS THE EROSION CONTROL PLAN IS IN EFFECT. SEE DETAIL 1 BELOW AND SWPPP ATTACHMENT 1, DETAIL SE-10, FOR ADDITIONAL INFORMATION.
9. STOCKPILES OF CONSTRUCTION MATERIALS, INCLUDING SOIL, SHALL BE PROPERLY SECURED WITH BMP'S TO ELIMINATE OR REDUCE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, WIND, ETC. STOCKPILES NOT ACTIVELY BEING USED SHALL BE COVERED; ACTIVE STOCKPILES SHALL BE COVERED PRIOR TO A FORECASTED RAIN. REFER TO ATTACHMENT 1, DETAIL WM-3, OF THE SWPPP FOR ADDITIONAL INFORMATION.
10. CONTRACTOR SHALL INSTALL FIBER ROLLS ALONG THE TOP, FACE AND TOE OF EXPOSED AND ERODIBLE SLOPES. REFER TO ATTACHMENT 1, DETAIL SE-5, OF THE SWPPP FOR ADDITIONAL INFORMATION INCLUDING SPACING REQUIREMENTS.
11. ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT ANTICIPATED STORM RUNOFF DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORM WATER (NON-STORM WATER DISCHARGES) ARE PROHIBITED EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NPDES PERMIT UNDER THE STATEWIDE GENERAL PERMIT - CONSTRUCTION ACTIVITY.
12. ANY DAMAGE TO REVEGETATED SLOPES SHALL BE REPAIRED AS SOON AS PRACTICABLE.
13. CONTRACTOR SHALL DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.
14. FOLLOWING EACH STORM, THE QSP SHALL INSPECT EACH STORM INLET PROTECTION MEASURE TO ASSURE THE INTEGRITY OF THE BASIN AND OUTLET PIPE. ANY DAMAGE TO THESE OR OTHER EROSION CONTROL DEVICES SHALL BE REPAIRED AS SOON AS PRACTICABLE.
15. THE CONTRACTOR/QSP SHALL BE SOLELY RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE EROSION CONTROL FACILITIES AND SHALL CONDUCT PERIODIC INSPECTION OF THE PROJECT SITE DURING STORMS OF PROLONGED DURATION AND/OR HEAVY INTENSITY TO ASSURE THAT THEY FUNCTION IN THE MANNER DESCRIBED HEREIN.
16. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES, AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOATABLE WASTES; WASTES FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPER-CHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
17. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITE AND MUST NOT BE DISCHARGED TO RECEIVING WATERS OR THE LOCAL STORM DRAIN SYSTEM.
18. APPROPRIATE BMPS FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO ELIMINATE OR REDUCE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
19. MATERIAL STORAGE AND STAGING AREAS SHALL BE ESTABLISHED. FUEL TANK, PORTABLE TOILETS, LIQUIDS, GELS AND POWDERS SHALL HAVE SECONDARY CONTAINMENT AND BE STORED AWAY FROM ALL PRIVATE / PUBLIC STORM WATER CONVEYANCE SYSTEMS, SIDEWALKS, RIGHTS-OF-WAYS AND FLOW-LINES.
20. ALL PORTABLE MIXERS SHALL HAVE PLASTIC LINERS UNDERNEATH WITH GRAVEL BAGS PLACES ON THE DOWN-HILL SIDE OF THE LINERS TO CONTAIN DISCHARGES.
21. CONTROLLED STREET WASHING WILL ONLY BE ALLOWED PRIOR TO THE APPLICATION OF ASPHALT SEAL COATS AND ONLY WHEN ALL PERTINENT DRAINAGE INLETS ARE PROTECTED.
22. ALL CONSTRUCTION CONTACTORS AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BMPS AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
23. DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES MAY REQUIRE A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE REGIONAL WATER QUALITY CONTROL BOARD.
24. STORM WATER RUNOFF SHALL NOT BE DIRECTED OVER ANY SLOPES WITHOUT PERMANENT DOWN DRAINS INSTALLED. EROSION AND SEDIMENT CONTROLS INCLUDING MAINTENANCE ARE REQUIRED ON ALL EXPOSED SLOPES UNTIL SUFFICIENT PERMANENT LANDSCAPING HAS BEEN ESTABLISHED. 100% SLOPE PROTECTION MUST BE IN PLACE PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
25. SPECIAL ATTENTION SHALL BE GIVEN TO PREPARATION AND INSTALLATION OF THE RAIN EVENT ACTION PLAN (REAP) AS REQUIRED BASED ON SITE RISK LEVEL OR AS MANDATED BY THE REGIONAL BOARD NPDES PERMIT, GENERAL PERMIT - CONSTRUCTION ACTIVITIES.
26. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED OF IN TRASH OR RECYCLE BINS.
27. NO USE OF POTABLE WATER FOR CONSTRUCTION PURPOSES, INCLUDING WASHING STREETS, BACKFILL, AND DUST CONTROL UNLESS NO OTHER SOURCE OF WATER OR OTHER METHOD CAN BE USED.
28. PROJECTS THAT HAVE BIOTREATMENT CONTROL MEASURES IN PLACE MAY DISCHARGE INTO THEM, BUT THE CONTRACTOR MUST CONTACT PUBLIC WORKS 24 HOURS IN ADVANCE, FOR APPROVAL. A PUBLIC WORKS INSPECTOR WILL BE REQUIRED TO MONITOR THE DISCHARGE PROCESS, IF APPROVED."
29. BMP'S FOR FIRE SERVICE UNDERGROUND PIPING AND EQUIPMENT TESTING MUST BE IN ACCORDANCE TO "WATER-BASED FIRE PROTECTION SYSTEMS DISCHARGE BEST MANAGEMENT PRACTICES MANUAL."
30. ANY CONTRACTOR PERFORMING WATER-BASED FIRE PROTECTION SYSTEMS TESTING (FIRE HYDRANT SYSTEMS, FIRE SPRINKLER SYSTEMS, AND FIRE PUMPS) WHICH REQUIRES FLUSHING OF THE FIRE SYSTEMS INTO THE SANITARY SEWER SYSTEM WILL NEED TO CONTACT AND COORDINATE WITH WEST VALLEY SANITATION DISTRICT A MINIMUM OF TWO DAYS IN ADVANCE OF THE FLUSH. WVSD WILL NEED TO KNOW THE ANTICIPATED DISCHARGE POINT, VOLUME AND RATE OF DISCHARGE. DEPENDING ON THE ANTICIPATED VOLUME, A PERMIT FROM WVSD MAY BE REQUIRED. WVSD WILL ESTABLISH AN ACCEPTABLE DISCHARGE RATE FOR EACH DISCHARGE.
PLEASE CONTACT, ASSISTANT ENGINEER, JORGE PICADO, AT (408)385-3009 TO COORDINATE THESE ACTIVITIES. DIRECT DISCHARGE INTO THE STORM DRAIN SYSTEM IS NOT PERMITTED.

BEST MANAGEMENT PRACTICES SUMMARY TABLE

BMP CATEGORY	BMP USED
EROSION CONTROL	HYDROSEEDING & FIBER ROLLS
SEDIMENT CONTROL	STRAW WATTLES & INLET PROTECTION
GOOD SITE MANAGEMENT	STABILIZED CONSTRUCTION ENTRANCE & PROPERLY CLEAN ALL VEHICLE LEAKS
NON-STORMWATER MANAGEMENT	STREET SWEEPING
RUN-ON AND RUN-OFF CONTROL	FIBER ROLLS
ACTIVE TREATEMENT SYSTEMS	N/A

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A Planning Application for:
405 ALBERTO WAY
LOS GATOS, CA 95032

DATE	DESCRIPTION
05.15.15	PRELIM PLANNING SUBMITTAL
07.23.15	PLANNING SUBMITTAL
10.05.15	PLANNING RESUBMITTAL
02.05.16	PLANNING RESUBMITTAL
02.19.16	PLANNING RESUBMITTAL
02.08.17	PLANNING RESUBMITTAL

Preliminary Erosion Control Notes & Details

C4.1

PROJECT NO: A15062

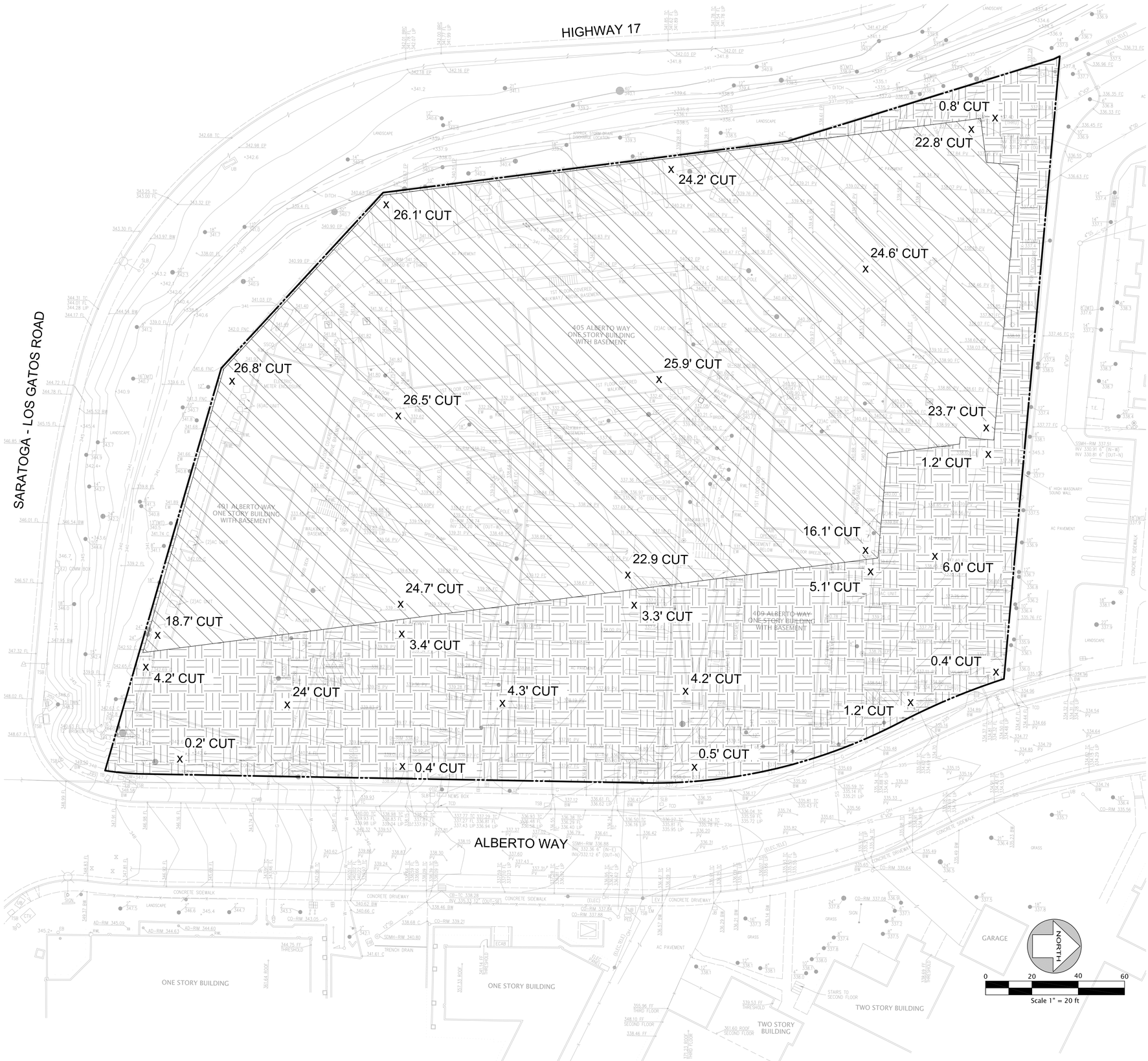
LEGEND

CUT OUTSIDE GARAGE FOOTPRINT

CUT INSIDE GARAGE FOOTPRINT

BASEMENT EXCAVATION EARTHWORK QUANTITIES

CUT:	54,000 CY
FILL:	549 CY
EXPORT:	53,451 CY



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Preliminary
Excavation Plan

C5.0

PROJECT NO: A15062